

## **\$525,000 - 4506&4502 50 Street, St. Paul Town**

MLS® #E4435215

**\$525,000**

2 Bedroom, 2.00 Bathroom, 1,280 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Great opportunity for savvy investors or those looking to offset their mortgage! This highly sought-after bungalow-style duplex is perfect for living on one side and renting the other - or keep the current tenants and enjoy effortless income. Both units feature a spacious living room with a large front window, gas fireplace, and durable laminate flooring. The kitchen offers abundant cupboard space and an eat-at island, while the primary bedroom includes a 4-piece ensuite and convenient main floor laundry. The basements are ready for your finishing touch, with space for two more bedrooms and a family room. The south unit includes a sunny patio, and both sides offer an attached insulated garage and paved driveways. Upgrades like newer shingles & hot water tanks add value, and the central location makes this property even more appealing. Whether you're looking for a financially sound option to own your own home or expanding your portfolio or starting one, this property checks all the boxes!

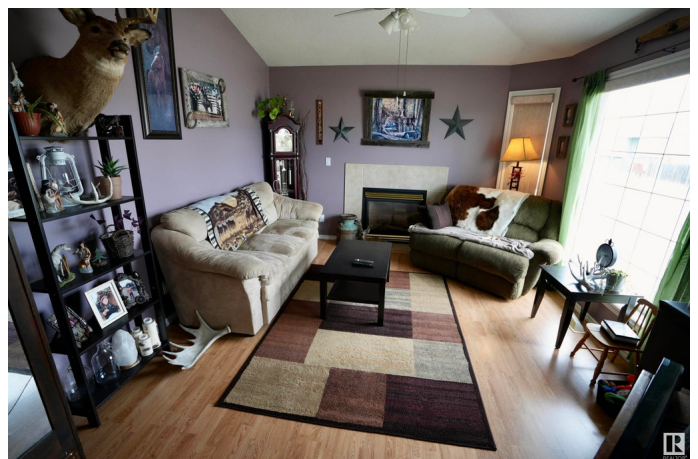
Built in 2002

### **Essential Information**

MLS® # E4435215

Price \$525,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,280
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### **Community Information**

Address	4506&4502 50 Street
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A4

### **Amenities**

Amenities	Off Street Parking
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Tile Surround
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 8th, 2025

Days on Market                51

Zoning                            Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 28th, 2025 at 4:32am MDT