# \$460,000 - 4413 45 Street, St. Paul Town

MLS® #E4436152

# \$460,000

3 Bedroom, 2.50 Bathroom, 2,194 sqft Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Three bedroom, two and a half bath home with double attached garage is located just off of Lakeshore Drive in St. Paul, steps away from Lagasse Park which offers walking trails, playgrounds and a splash park. This prefect location is within walking distance of schools and shopping. The house has seen extensive renovations in the last few years including kitchen, shingles, siding, flooring and a rebuilt four season room with hot tub to name a few. Inside, this home has everything you could ask for! Enjoy the comforts of central air, large kitchen, 2 gas fire places, and main floor laundry. The basement has an office space and a rec room with a pool table. The backyard is spacious and includes a greenhouse and newly built raise garden beds. That, along with a strawberry, raspberry, blueberry patches and grape vine, you will always be able to find a healthy snack in the backyard. Homes and locations like this do not come available often so don't miss your chance to own this beautiful home!

Built in 1981

## **Essential Information**

MLS® # E4436152 Price \$460,000

Bedrooms 3







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 2,194 Acres 0.00 Year Built 1981

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 4413 45 Street
Area St. Paul Town
Subdivision St. Paul Town
City St. Paul Town
County ALBERTA

Province AB

Postal Code T0A 3A3

#### **Amenities**

Amenities Off Street Parking, Air Conditioner, Deck, Front Porch, Greenhouse, Hot

Tub, Hot Water Tankless, No Animal Home, Sunroom, Vinyl Windows,

See Remarks

Parking Double Garage Attached, Front Drive Access, Insulated

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage

Opener, Garburator, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings, Curtains and

Blinds, Hot Tub

Heating Forced Air-2, See Remarks, Natural Gas

Fireplace Yes

Fireplaces Brick Facing, Wall Mount

Stories 3

Has Basement Yes

Basement Partial, Partially Finished

# **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Back Lane, Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape,

Playground Nearby, Schools, Shopping Nearby, Vegetable Garden, See

Remarks

Roof Fiberglass

Construction Wood, Brick, Vinyl Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 13th, 2025

Days on Market 165

Zoning Zone 60

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