# \$379,000 - 5834 46 Avenue, St. Paul Town

MLS® #E4444273

### \$379,000

4 Bedroom, 3.00 Bathroom, 1,350 sqft Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Spring Creek Living â€" The Perfect Fit for Any Family! Just steps from the playground and a short stroll to the golf course, this move-in ready home offers comfort, space, and versatility for families of all sizes. Whether you're just starting out or looking to downsize, you'II appreciate the 4 bedrooms and 3 bathrooms, including a spacious primary suite with a walk-in closet and 4-piece ensuite. The bright and open kitchen is a true centerpiece, featuring a large island and dining area with patio doors that lead out to a generous deckâ€"perfect for entertaining. Downstairs, enjoy a flexible layout with a cozy family room on one side and a tucked-away room ideal for a bedroom, office, or hobby space. The fully fenced, oversized backyard provides plenty of room for kids, pets, and outdoor fun. Located in a welcoming, family-friendly neighborhood and complete with a double attached garageâ€"this one is ready to welcome you home!

Built in 2002

#### **Essential Information**

MLS® # E4444273 Price \$379,000

Bedrooms 4

Bathrooms 3.00







Full Baths 3

Square Footage 1,350 Acres 0.00

Year Built 2002

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

# **Community Information**

Address 5834 46 Avenue

Area St. Paul Town
Subdivision St. Paul Town
City St. Paul Town

County ALBERTA

Province AB

Postal Code T0A 3A1

## **Amenities**

Amenities Deck

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric,

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner, Insert

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 25th, 2025

Days on Market 114

Zoning Zone 60

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