# \$139,000 - 4629 46 Avenue, St. Paul Town

MLS® #E4448514

#### \$139,000

3 Bedroom, 1.00 Bathroom, 1,203 sqft Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Unique character home close to schools! Tired of cookie-cutter homes? This 1940, 3 bedroom home is apt to catch your attention. The front living room boasts vinyl plank flooring, a bright bay window and a traditional tray ceiling. The eat-in kitchen has seen some updates and features white cabinetry, modern back splash & stainless steel appliances. The back entrance is is cozy with its wood stove and seating area. You'll find 2 bedrooms on the main floor, one featuring the laundry facilities. Upstairs is one more charming bedroom and flex space that's ideal for a play area, reading area or extra storage. Outside is fully fenced with 2 storage sheds and a small patio area. With a bit of your own elbow grease and imagination, this could be your ideal first home or possibly a rental for some additional income.

Built in 1940

#### **Essential Information**

MLS® # E4448514

Price \$139,000

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,203

Acres 0.00







Year Built 1940

Type Single Family

Sub-Type Detached Single Family

Style 1 and Half Storey

Status Active

# **Community Information**

Address 4629 46 Avenue

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, Fire Pit, Front Porch

Parking Front Drive Access

### Interior

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

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Woodstove

Stories 2

Has Basement Yes

Basement See Remarks

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Fruit Trees/Shrubs, Schools

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 16th, 2025

Days on Market 93

# Zoning Zone 60

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