# \$287,500 - 4801 45 Street, St. Paul

MLS® #A2214927

## \$287,500

5 Bedroom, 3.00 Bathroom, 1,313 sqft Residential on 0.15 Acres

NONE, St. Paul, Alberta

Visit REALTOR® website for additional information. Charming, renovated 5 bed, 2.5 bath, family home in a mature neighborhood. Main level features a spacious kitchen, a sunny west facing living room, 3 bedrooms including the primary with 2 pc en suite, & a 4 pc

main bath that completes this level of the home. Basement has a family room with cozy wood burning fireplace, 2 bedrooms, 3 pc bath, laundry, & bonus room. The home has A/C, and there have been extensive updates throughout. Move in and enjoy! There's an insulated detached 22 x 22' garage, great for storage or working on projects and a 14 x 10' shed. The low maintenance yard is fenced and perfect for those with pets and children! There's central air and the home has had numerous updates.

Built in 1969

#### **Essential Information**

MLS® # A2214927 Price \$287,500

Bedrooms 5

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,313

Acres 0.15







Year Built 1969

Type Residential

Sub-Type Detached Style Bungalow

Status Active

# **Community Information**

Address 4801 45 Street

Subdivision NONE
City St. Paul

County St. Paul No. 19, County of

Province Alberta
Postal Code T0A 3A3

#### **Amenities**

Parking Spaces 5

Parking Off Street, Double Garage Detached

# of Garages 2

#### Interior

Interior Features No Smoking Home, Soaking Tub, Storage, Breakfast Bar, Closet

Organizers, Laminate Counters, Open Floorplan, Sump Pump(s)

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Landscaped, Street Lighting, Low Maintenance Landscape, Level,

Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Concrete

Foundation Poured Concrete

## **Additional Information**

Date Listed April 25th, 2025

Days on Market 178 Zoning R

# **Listing Details**

Listing Office PG Direct Realty Ltd.

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