

# \$298,500 - 4801 45 Street, St. Paul

MLS® #A2214927

**\$298,500**

5 Bedroom, 3.00 Bathroom, 1,313 sqft

Residential on 0.15 Acres

NONE, St. Paul, Alberta

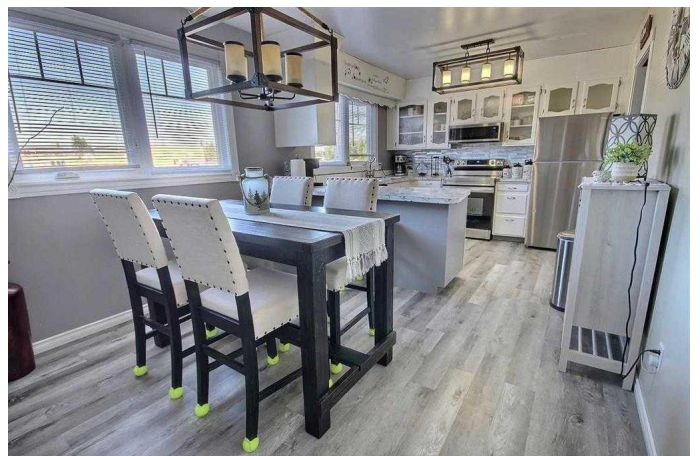
Visit REALTOR® website for additional information. Charming, renovated 5 bed, 2.5 bath, family home in a mature neighborhood.

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          | \$298,500 |
| 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        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Soaking Tub, Storage, 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, Level, Low Maintenance Landscape, Private, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 118              |
| Zoning         | R                |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

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