

# \$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

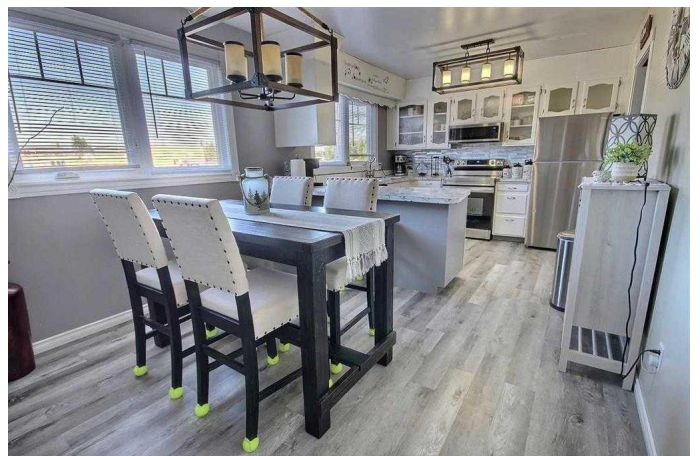
Visit REALTOR® website for additional information. Charming, renovated 5 bed, 2.5 bath, family home in a mature neighborhood.

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	102
Zoning	R

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.