

# \$314,400 - 4801 45 Street, St. Paul

MLS® #A2214927

**\$314,400**

5 Bedroom, 3.00 Bathroom, 1,313 sqft

Residential on 0.15 Acres

NONE, St. Paul, Alberta

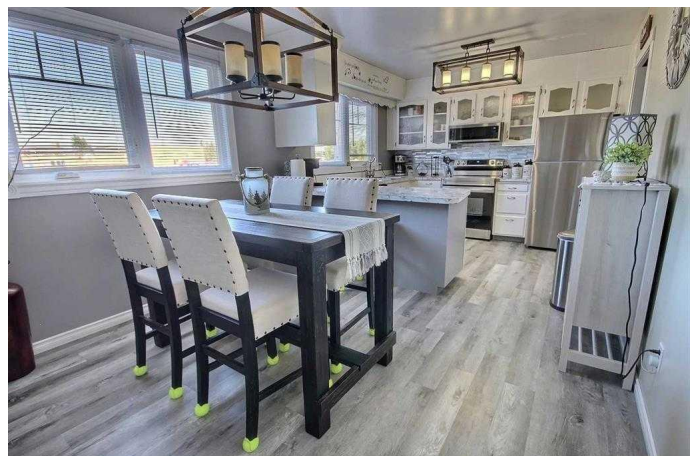
Visit REALTOR® website for additional information. Charming, renovated 5 bed, 2.5 bath, family home in a mature neighborhood.

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	\$314,400
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	2
Zoning	R

### **Listing Details**

Listing Office	PG Direct Realty Ltd.
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