

# \$205,000 - 4522 52 Avenue, St. Paul

MLS® #A2223761

## \$205,000

5 Bedroom, 2.00 Bathroom, 1,154 sqft  
Residential on 0.23 Acres

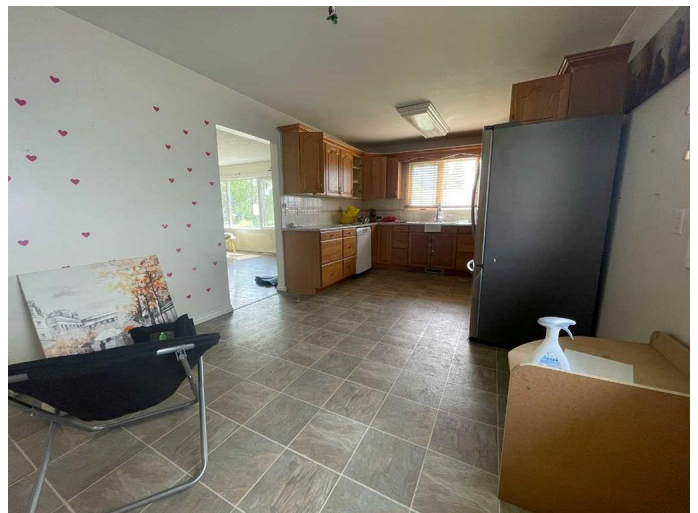
St. Paul Town, St. Paul, Alberta

Make your move! Here you find a five bedroom home with nice street presence, in a central location. You will note the newer vinyl siding and windows and the covered 10 x 31 rear deck for easy BBQing or enjoying the outdoors yet out of the elements. The yard is sizable, with rear alley access plus front driveway, a storage shed and a 24 x 26 detached garage. The main floor has a spacious living room, updated and bright oak kitchen with plenty of counter space and built in china cabinetry storage. This is a no carpet home! Build in your own equity with your improvements to the basement. There is a large family room, three piece bath, two bedrooms, plenty of storage space available plus a dedicated laundry/utility room. Put this one on your must see list and contact your local Realtor® today!

Built in 1964

## Essential Information

MLS® #	A2223761
Price	\$205,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,154
Acres	0.23
Year Built	1964



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4522 52 Avenue
Subdivision	St. Paul Town
City	St. Paul
County	St. Paul No. 19, County of
Province	Alberta
Postal Code	T0A 3A2

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	Laminate Counters, Vinyl Windows
Appliances	None
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	62
Zoning	RES

### Listing Details

Listing Office

COLDWELL BANKER - CITY SIDE REALTY

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.