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

MLS® #A2267384

### \$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 ensuite, & 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.



#### **Essential Information**

MLS® # A2267384

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 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 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 October 28th, 2025

Days on Market 1 Zoning R

## **Listing Details**

Listing Office PG Direct Realty Ltd.

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