

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

MLS® #A2223761

## \$205,000

5 Bedroom, 2.00 Bathroom, 1,154 sqft

Residential on 0.23 Acres

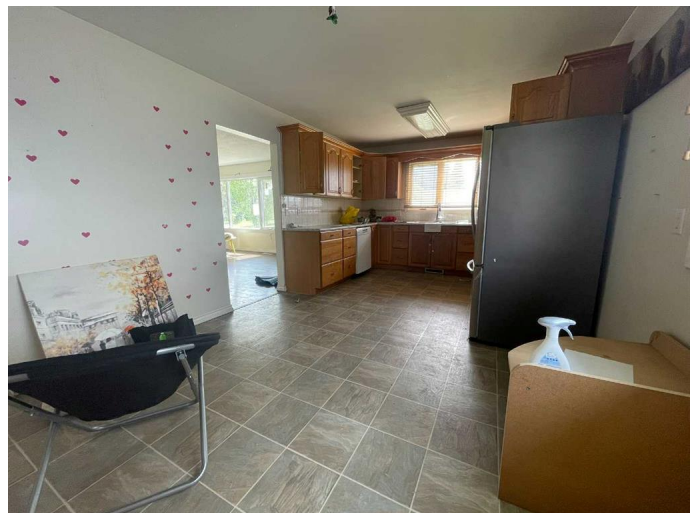
St. Paul Town, St. Paul, Alberta

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	71
Zoning	RES

### Listing Details

Listing Office

COLDWELL BANKER - CITY SIDE REALTY

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