

## \$229,900 - 4820 49 Avenue, St. Paul Town

MLS® #E4411066

**\$229,900**

3 Bedroom, 2.00 Bathroom, 1,096 sqft  
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Introducing a well-kept, move-in-ready half-duplex conveniently located just 1 block away from downtown, putting you within walking distance to banks, restaurants & shopping. This low-maintenance home boasts updated paint, newer windows, and a recently installed hot water tank, making it perfect for those looking for comfort without the hassle. Enjoy the added benefit of parking options, with a half-garage and additional parking in both the front & back of the property. The interior features a functional layout that maximizes space and comfort. The finished basement offers extra room for recreation or storage, adding valuable square footage to the home. Whether you're a first-time home buyer looking to break into the market, an investor in search of a solid rental property, or simply looking to downsize, this charming half-duplex is an excellent option that combines convenience, comfort, and affordability. Don't miss this opportunity!

Built in 2000

### Essential Information

MLS® #	E4411066
Price	\$229,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,096
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Half Duplex
Style	Bi-Level
Status	Active

### Community Information

Address	4820 49 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A3

### Amenities

Amenities	Patio
Parking	Rear Drive Access, See Remarks

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 21st, 2024
Days on Market	180

Zoning

Zone 60

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