

# \$159,900 - 5034 45 Avenue, St. Paul Town

MLS® #E4421436

**\$159,900**

3 Bedroom, 1.00 Bathroom, 1,049 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Charming Ground Level Bungalow Move-In Ready with Modern Upgrades and a Fenced Yard Welcome to this delightful ground level bungalow, a perfect home for seniors seeking convenience and comfort, or young families looking to start their homeownership journey. This charming residence features new flooring throughout, a renovated bathroom, and a fenced yard, making it an excellent choice for anyone seeking a move-in ready property. Ground Level Convenience: This single-story bungalow offers easy accessibility, making it an ideal choice for seniors and families with young children. No stairs mean easy mobility and a safer living environment. Fenced Yard: The property features a fully fenced yard, offering a secure and private outdoor space for children to play, pets to roam, or for gardening and outdoor gatherings.

Built in 1959

## Essential Information

MLS® #	E4421436
Price	\$159,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,049
Acres	0.00



Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5034 45 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A4

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Deck, Hot Water Natural Gas, Vaulted Ceiling
Parking	2 Outdoor Stalls, No Garage

### **Interior**

Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 12th, 2025
Days on Market	30
Zoning	Zone 60

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Listing information last updated on March 14th, 2025 at 7:17am MDT