

## \$245,000 - 5118 49 Avenue, St. Paul Town

MLS® #E4426203

**\$245,000**

5 Bedroom, 2.50 Bathroom, 1,272 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

"Charming Raised Bungalow" This stunning raised bungalow is a true gem, offering an inviting blend of comfort, style & functionality that will make you feel at home the moment you step inside. As you enter, you'll be greeted by a bright & airy living space that boasts an abundance of natural light. The spacious living room is adorned with cozy finished, creating a warm atmosphere for you & your loved ones. The main floor offers 3 generously-sized bedrooms, including a tranquil master suite with a private 2-pc. ensuite. A convenient main floor laundry adds to the easy of living. Descend to the fully finished basement where you'll discover even more space to unwind & enjoy. With two additional bedrooms, this lower level is perfect for guests. A large family room beckons for cozy movie nights or entertaining friends. Step outside to your private patio area plus enjoy the benefits of a fully fenced yard, a safe haven for your kids & pets. With dedicated garden space, reap the benefits of homegrown delights.

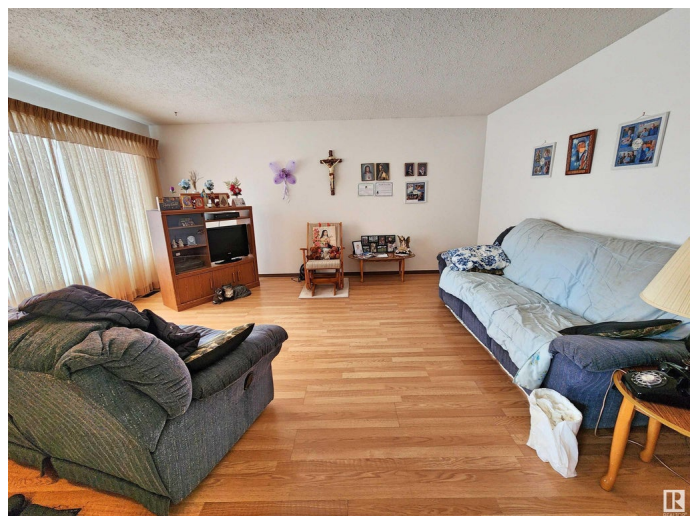
Built in 1974

### Essential Information

MLS® # E4426203

Price \$245,000

Bedrooms 5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,272
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	5118 49 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A4

### **Amenities**

Amenities	Patio
Parking	Front/Rear Drive Access, Insulated, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Composition
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land
Roof	Asphalt Shingles
Construction	Wood, Brick, Composition
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            March 18th, 2025  
Days on Market      33  
Zoning                 Zone 60

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Listing information last updated on April 19th, 2025 at 11:17pm MDT