

## \$284,900 - 4413 47 Avenue, St. Paul Town

MLS® #E4431177

### \$284,900

3 Bedroom, 2.50 Bathroom, 1,463 sqft  
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Step into a welcoming atmosphere in this delightful bungalow, perfectly situated within walking distance to schools, parks, restaurants, and more. The heart of the home features an open-concept kitchen & dining area, ideal for family gatherings or casual meals. Sunlight streams through large front windows, creating a warm & inviting living room. The master bedroom offers comfort with a 2-piece ensuite. Main floor laundry adds practicality to daily life. The lower level is designed for entertainment, boasting a wet bar, a spacious family area where you can host memorable gatherings and 2 additional rooms that could be brought up to provincial code and converted into bedrooms to meet your family needs. Outside, a double garage provides ample storage, while the extensive garden area offers a private retreat for gardening enthusiasts. This home is a perfect match for first-time buyers or those looking to downsize, offering comfort, convenience, and charm. Don't miss out on making this your dream home!

Built in 1974

### Essential Information

MLS® #	E4431177
Price	\$284,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,463
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4413 47 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A1

### **Amenities**

Amenities	Parking-Extra, Wet Bar
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick
Exterior Features	Back Lane, Not Fenced, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 16th, 2025

Days on Market      8

Zoning                Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 24th, 2025 at 3:47pm MDT