

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

MLS® #A2223761

**\$205,000**

5 Bedroom, 2.00 Bathroom, 1,154 sqft

Residential on 0.23 Acres

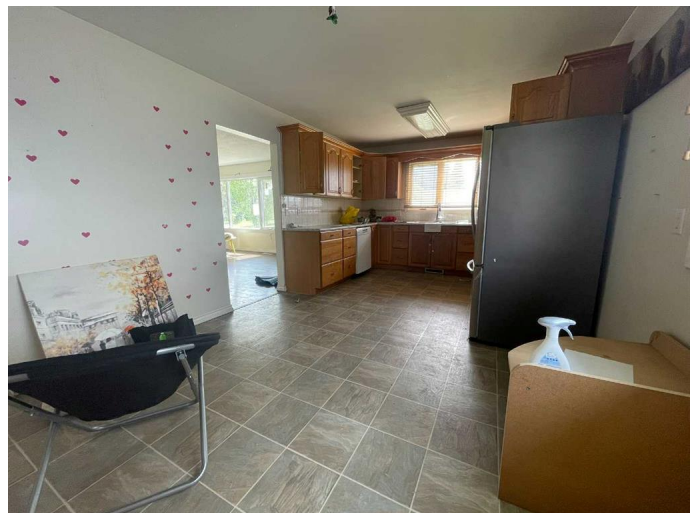
St. Paul Town, St. Paul, Alberta

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           | Floor Furnace, Forced Air, Natural Gas |
| Cooling           | None                                   |
| Has Basement      | Yes                                    |
| Basement          | Full, Partially Finished               |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Private Yard                                          |
| Lot Description   | Back Lane, Back Yard, City Lot, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                       |
| Construction      | Concrete, Vinyl Siding                                |
| Foundation        | Poured Concrete                                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 44             |
| Zoning         | RES            |

### Listing Details

Listing Office

COLDWELL BANKER - CITY SIDE REALTY

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