

## \$459,800 - 5701 53 Avenue, St. Paul Town

MLS® #E4425373

**\$459,800**

1 Bedroom, 2.00 Bathroom, 1,451 sqft  
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Stunning executive bungalow tailored for discerning buyers, showcasing quality from the entrance on. Kitchen offers a butler's pantry, breakfast counter with a window, ceiling high cabinets, & complemented by a spacious island. The entertainment sized LR boasts a sloped ceiling and is anchored with a cozy brick faced wood burning fireplace. The Primary bedroom features bedside wall sconces, 3-pce ensuite, walk-in closet, and ample space for a king size bed. The main floor includes a spacious den, 4-pce bath, and laundry room with pet wash. The ICF block basement is ready for development with several areas having roughed in plumbing, and has electrical wiring. Summers are easy in the south facing yard and large deck. The home offers lots of windows for sun filled spaces, quartz counters, upgraded fixtures, commercial grade LVP throughout and a tandem 3 car heated garage, with a floor drain and water. Ideally located near parks, shopping, and golf. Elegance, perfect for hosting and yet offers quiet moments.

Built in 2022

### Essential Information

MLS® #	E4425373
Price	\$459,800



Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,451
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5701 53 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A1

### Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, Hot Water Tankless, HRV System
Parking Spaces	5
Parking	Heated, Insulated, Triple Garage Attached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Composition, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Composition, Vinyl
Foundation	Concrete Perimeter, See Remarks

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	55
Zoning	Zone 60

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Listing information last updated on May 6th, 2025 at 12:47pm MDT