

# \$449,500 - 4317 53 Street, St. Paul Town

MLS® #E4434615

## \$449,500

4 Bedroom, 3.00 Bathroom, 2,893 sqft  
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

This wonderful 2 storey home has an amazing view of the golf course & has some beautiful features that will make this home literally stand out. Starting at the front door, you can access the garage or go to the upper level or relax & unwind at the family room area that leads to a multi-purpose flex space that could be an exercise area or a play area for your children plus a bedroom and 3pc. bath. On the upper level, you will find the kitchen, dining & living room with a walk out deck (overlooking the golf course), primary bedroom with ensuite & 2 additional bedrooms & laundry room. Both levels have access to the back yard for playing & entertaining. Attached front drive garage & partially fenced back yard completes this package.



Built in 1993

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434615  |
| Price          | \$449,500 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,893     |
| Acres          | 0.00      |
| Year Built     | 1993      |

|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 4317 53 Street |
| Area        | St. Paul Town  |
| Subdivision | St. Paul Town  |
| City        | St. Paul Town  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 3A4        |

**Amenities**

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Deck, No Animal Home, No<br>Gas BBQ Hookup |
| Parking   | 2 Outdoor Stalls, Double Gar<br>Insulated  |

**Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer,<br>Stove-Electric, Vacuum S<br>Washer, Window Coverings |
| Heating           | Forced Air-1, In Floor Heat S                                                       |
| Fireplace         | Yes                                                                                 |
| Fireplaces        | Heatilator/Fan                                                                      |
| Stories           | 2                                                                                   |
| Has Basement      | Yes                                                                                 |
| Basement          | None, No Basement                                                                   |

**Exterior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Stucco                                            |
| Exterior Features | Backs Onto Park/Trees, Fe<br>Level Land, No Through Roa |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Stucco                                            |
| Foundation        | Slab                                                    |



**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 92            |
| Zoning         | Zone 60       |

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Listing information last updated on August 5th, 2025 at 7:32pm MDT