

## \$220,000 - 5033 48 Avenue, St. Paul Town

MLS® #E4438861

**\$220,000**

4 Bedroom, 2.00 Bathroom, 1,140 sqft

Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Located in the heart of St. Paul and close to recreation facilities and the library, this charming bungalow offers a fantastic opportunity for first-time buyers or savvy investors. With great bones and tons of potential, this property could easily be your comfortable family home or a revenue-generating rental. The main floor features an open kitchen and dining area, a bright living room with a large front window, and three bedrooms. The partially finished basement is your canvas, ready for your personal touch—perfect for adding living space and increasing your home's value. Outside, you'll find mature landscaping, a large front porch/deck for relaxing evenings, and a double detached garage with alley access. Whether you're looking to build equity or invest, this property is full of possibilities. Don't miss your chance to make it your own!

Built in 1970

### Essential Information

MLS® #	E4438861
Price	\$220,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,140
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5033 48 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A4

### Amenities

Amenities	Front Porch
Parking	Double Garage Detached

### Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 27th, 2025
Days on Market	72
Zoning	Zone 60

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