

## **\$174,500 - 201 4614b Lakeshore Drive, St. Paul Town**

MLS® #E4440690

**\$174,500**

2 Bedroom, 1.00 Bathroom, 728 sqft

Condo / Townhouse on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Enjoy easy, carefree living in this ADULT condo - no yard work, no snow shoveling - just comfort and convenience! This beautifully finished unit features modern vinyl flooring, crisp white cabinetry, air conditioning, and a bright, open layout. With two bedrooms, there's space for guests, hobbies, or a home office. The 4-piece bath and in-suite laundry add everyday ease. A main-floor social room & washroom are perfect for family gatherings. Your heated parkade stall keeps you out of the elements, with easy access to the workshop & exercise room. An elevator, on-site mailboxes, and secure building entry offer added peace of mind. Ideally located across from the lake, take a leisurely stroll along the boardwalk or treat the grandkids to the nearby splash park and playground. Thoughtfully designed and affordably priced, this is the perfect place to downsize and simplify your life without sacrificing comfort or lifestyle.

Built in 2017

### **Essential Information**

MLS® #	E4440690
Price	\$174,500
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	728
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	201 4614b Lakeshore Drive
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A3

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, No Animal Home, Parking-Visitor, Recreation Room/Centre, Secured Parking, Social Rooms, Storage-In-Suite, Workshop
Parking	Heated, Insulated, Parkade

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby
Roof	Fiberglass
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 5th, 2025
Days on Market	12
Zoning	Zone 60
Condo Fee	\$270

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