

\$329,900 - 5702 46 Avenue, St. Paul

MLS® #A2106806

\$329,900

4 Bedroom, 3.00 Bathroom, 1,063 sqft

Residential on 0.23 Acres

St. Paul Town, St. Paul, Alberta

This meticulously maintained bungalow in sought-after Spring Creek Meadows, constructed in 2003, is a one-owner home, presenting an inviting residence with four bedrooms and 2.5 baths. The heated double attached garage provides secure parking and ensures warmth in colder seasons, adding to the convenience of this home. This property boasts close proximity to walking and bike trails, making it an ideal haven for those who love an active lifestyle. Golf enthusiasts will appreciate the nearby golf course, while shopping is made easy with convenient access to local shopping centers plus the town of St. Paul is welcoming additional Physicians making medical services readily available. The property is completely wheelchair accessible, offering a home that welcomes everyone. Beyond the practicality of accessibility, this residence is designed for customization, with the option to add a salon sink, laundry sink, or wet bar. Plumbing is already in place, providing you the flexibility to tailor the space to your specific needs and desires. Enjoy the beauty of your own backyard oasis, complete with the sweet abundance of fresh fruit from the apple, plum, and cherry trees and haskap bushes. With no neighbors on one side, and a covered back deck with privacy shades, this home offers an unparalleled level of privacy. Make use of the 2 sheds and additional parking in back, providing more storage. Space along the East is available to use from the town as long as the owner keeps lawn cut.



Additional features include a cozy gas stove in the basement family/rec room, central vac with kickplate in kitchen and all attachments included! This wonderful home is just waiting for its new family!

Built in 2003

Essential Information

MLS® #	A2106806
Price	\$329,900
Sold Price	\$315,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,063
Acres	0.23
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5702 46 Avenue
Subdivision	St. Paul Town
City	St. Paul
County	St. Paul No. 19, County of
Province	Alberta
Postal Code	T0A3A1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Jetted Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
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Appliances	Dishwasher, Electric Stove, Freezer, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 8th, 2024
Date Sold	April 8th, 2024
Days on Market	59
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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