

\$422,000 - 4325 45 Avenue, St. Paul

MLS® #A2107473

\$422,000

4 Bedroom, 2.00 Bathroom, 1,771 sqft
Residential on 0.15 Acres

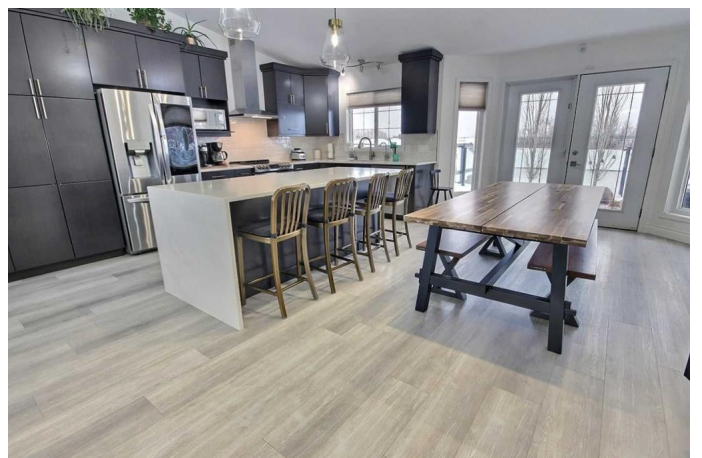
NONE, St. Paul, Alberta

Visit REALTOR website for additional information. This contemporary 1771 sq ft, 4 bedroom, 3 bathroom home is perfect for the family that enjoys entertaining! The beautifully designed, open concept main floor features the kitchen with quartz wrap around island, LG ThinQ interactive appliances, & dining area with direct deck access. The upper level has a spacious primary bedroom with 3 pc en suite & walk in closet, two other bedrooms & a full main bath You'll find a family room & a 3 pc bath/laundry room on the lower level & the basement has a Rec room area, & bedroom. Heated attached double garage. Outdoor entertaining is a breeze on the two tier composite deck with hot tub which overlooks the beautifully landscaped & fenced yard with RV parking. This private yard has greenspace views of the nearby lake, parks, & schools. Fantastic location close to two schools in a quiet neighborhood.

Built in 1997

Essential Information

MLS® #	A2107473
Price	\$422,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,771
Acres	0.15



Year Built	1997
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	4325 45 Avenue
Subdivision	NONE
City	St. Paul
County	St. Paul No. 19, County of
Province	Alberta
Postal Code	T0A 3A1

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Off Street, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Induction Cooktop, Instant Hot Water, Microwave, Refrigerator, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, Landscaped, Level, No Neighbours Behind, Private, Views
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed February 13th, 2024

Days on Market 416

Zoning R

Listing Details

Listing Office PG Direct Realty Ltd.

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