

# \$459,900 - 4826 45 Avenue, St. Paul Town

MLS® #E4368026

**\$459,900**

2 Bedroom, 4.00 Bathroom, 2,061 sqft  
Single Family on 0.00 Acres

St. Paul Town, St. Paul Town, AB

"Incredible 4-Plex in a Desirable Location"  
Take advantage & scoop up this well built bi-level style 4-plex. Each suite has two bedrooms, laundry & a spacious balcony to enjoy the outdoors. At the rear of the building you will find energized parking stalls plus on street parking.

Built in 1994

## Essential Information

MLS® #	E4368026
Price	\$459,900
Bedrooms	2
Bathrooms	4.00
Full Baths	4
Square Footage	2,061
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	4PLEX
Style	Bi-Level
Status	Active

## Community Information

Address	4826 45 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town



City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A3

### **Amenities**

Amenities	Off Street Parking, On Street Parking
Parking	No Garage, Rear Drive Access

### **Interior**

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped, Level Land
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Preserved Wood

### **Additional Information**

Date Listed	December 18th, 2023
Days on Market	452
Zoning	Zone 60

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Listing information last updated on March 14th, 2025 at 11:32am MDT