

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

MLS® #A2107473

\$422,000

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

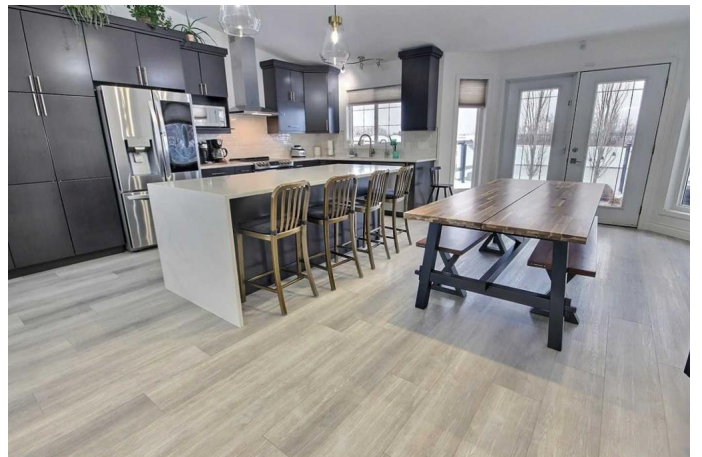
NONE, St. Paul, Alberta

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 421

Zoning R

Listing Details

Listing Office PG Direct Realty Ltd.

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