

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

MLS® #A2107473

**\$422,000**

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

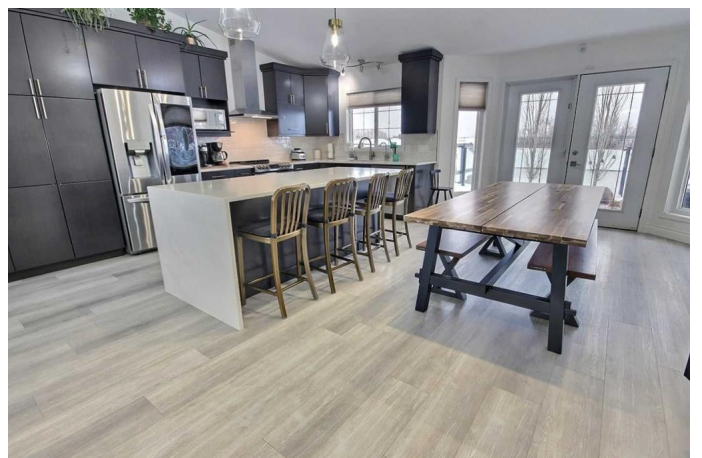
NONE, St. Paul, Alberta

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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