



GRASSROOTS
REALTY GROUP

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4801 45 Street
St. Paul, Alberta

MLS # A2267384



\$287,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,313 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Level, Low Maintenance Landscape, Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Sump Pump(s)		

Inclusions: N/A

Visit REALTOR® website for additional information. Charming, renovated 5-bed, 2.5-bath, family home in a mature neighborhood. Main level features a spacious kitchen, a sunny west-facing living room, 3 bedrooms, including the primary with 2 pc ensuite, & a 4 pc main bath that completes this level of the home. Basement has a family room with cozy wood burning fireplace, 2 bedrooms, 3 pc bath, laundry, & bonus room. The home has A/C, and there have been extensive updates throughout. Move in and enjoy! There's an insulated detached 22 x 22' garage, great for storage or working on projects, and a 14 x 10' shed. The low-maintenance yard is fenced and perfect for those with pets and children! There's central air, and the home has had numerous updates.