



## 5217 52 Avenue St. Paul Town AB

\$237,000

VERY AFFORDABLE SPACIOUS PROPERTY located in a residential area in St. Paul within walking distance to major recreational facilities. This property features a large 50 x 140' lot with fenced back yard with back alley and a long drive-through laneway which is perfect for parking RV's. This 1229 sq ft. raised bungalow consists of 3 bedrooms, 1 bathroom, large kitchen, dining area, living room and stacked laundry for convenience on the main floor. The lower level features a great space with kitchenette, 2 more bedrooms, laundry, utility and flex area. Upgrades include vinyl windows, vinyl siding, shingles, kitchen cabinetry, hot water tank (2024) and white doors and trim. The home is heated with hot water heating throughout. Includes all appliances, window coverings and storage shed. Property taxes are \$2551.12 (2023). Explore the many opportunities this property has to offer your growing family. A great investment!

Listing Presented By:



Originally Listed by:  
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