



## 5717 40 Street St. Paul Town AB

\$774,900

Discover a one-of-a-kind opportunity for acreage living right in town! This expansive property features a sprawling home of over 2,000 sq ft with an open-concept main living area that seamlessly integrates the kitchen, dining & living room with elegant hardwood flooring. The main floor hosts a large entry from the garage, laundry & 4 bedrooms, including a luxurious master suite complete with a walk-in closet, a cozy sitting area with fireplace & deck access, and an ensuite equipped with a steam shower. The lower level is fully finished, offering a spacious family room, a large bedroom & a bathroom. This home exudes sophistication & elegance throughout. Outside, the property includes an attached heated dble garage, a workshop & 2 shops, perfect for any project or storage needs. The grounds are adorned with fruit trees and boast a massive backyard, all set on 5 meticulously maintained acres overlooking the Town of St. Paul. With numerous updates and well-maintained facilities, this property is truly a gem.

Listing Presented By:



Originally Listed by:  
Century 21 Poirier Real Estate

tyler.poirier@century21.ca  
<http://www.century21poirier.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)