



## 4402 48 Avenue St. Paul Town AB

\$259,000

"Charming Bi-Level" Nestled on a picturesque corner lot, this delightful bi-level residence offers the perfect blend of comfort, charm & modern convenience. With a double detached garage & a fully finished basement, this property is ready to welcome you home. Step inside to discover a sunlit main floor featuring two spacious bedrooms & enjoy the luxury of main floor laundry. The well appointed kitchen awaits your culinary adventures, complete with ample counter space & storage, making it the heart of the home. Retreat to the basement & gather around the stunning wood burning fireplace. Expand your living space with the finished basement. Whether it's a home office or playroom this area is designed for versatility & enjoyment. Step outside to your private sanctuary surrounded by lush trees, providing the perfect backdrop for outdoor entertaining, gardening or simply unwinding in nature's embrace. With its prime location, this home is just minutes steps away from schools, parks & several amenities.

Listing Presented By:



Originally Listed by:  
Dale Real Estate (St. Paul) Ltd.

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