



4629 46 Avenue St. Paul Town AB

\$145,000

Unique character home close to schools! Tired of cookie-cutter homes? This 1940, 3 bedroom home is apt to catch your attention. The front living room boasts vinyl plank flooring, a bright bay window and a traditional tray ceiling. The eat-in kitchen has seen some updates and features white cabinetry, modern back splash & stainless steel appliances. The back entrance is cozy with its wood stove and seating area. You'll find 2 bedrooms on the main floor, one featuring the laundry facilities. Upstairs is one more charming bedroom and flex space that's ideal for a play area, reading area or extra storage. Outside is fully fenced with 2 storage sheds and a small patio area. With a bit of your own elbow grease and imagination, this could be your ideal first home or possibly a rental for some additional income.

Listing Presented By:



Originally Listed by:
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