



4932 46 Avenue St. Paul Town AB

\$226,000

Looking for easy living or a potential rental income? This 3-bed, 1.5-bath duplex is the perfect fit! Featuring a single attached garage, this home combines modern convenience with timeless design. The open layout is bright and airy, with a spacious living area that flows seamlessly into the kitchen, complete with a large island and walk-in pantry—ideal for cooking and entertaining. All three bedrooms and laundry are located in the fully finished basement, maximizing space and functionality. The master bedroom includes a luxurious walk-in closet, adding both style and practicality. With two bathrooms featuring modern fixtures, comfort is guaranteed. Outside, enjoy a low-maintenance yard, a serene deck for relaxing or hosting BBQs, and a brand-new shed for extra storage. This home is a blend of comfort, style, and convenience—whether you're looking to settle in or generate income, it's an excellent opportunity!

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