



## 5117 46 Street St. Paul Town AB

\$86,900

Charming Home on the Corner: Now at a Massive Price Drop! This cozy home is situated in a stellar location in St. Paul. Positioned on a unbeatable corner lot, it's just a short stroll from the Iron Horse Trail and within walking distance of shopping and schools, providing unbeatable convenience to nearby amenities. The home boasts an open kitchen and living area, 2 bedrooms, 1 bathroom, a fully fenced yard, a single detached garage, and a full unfinished basement. It's the perfect residence for a young professional or a retirement spot. With new shingles and a sump pump, you can fully enjoy your space worry-free. Make this home yours and experience affordable living in St. Paul, Alberta, with a massive price drop you won't want to miss!

Listing Presented By:



Originally Listed by:  
The Hometown Real Estate Co.

sidney@hometownco.ca

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca