



5217 52 Avenue St. Paul Town AB

\$229,900

VERY AFFORDABLE SPACIOUS PROPERTY located in a residential area in St. Paul within walking distance to major recreational facilities. The main floor of this 1229 sq ft. raised bungalow consists of 3 bedrooms, 1 bathroom, large kitchen, dining area, living room and stacked laundry area. The lower level features potential income with 2 kitchenettes, 2 more bedrooms, 2 bathrooms, laundry and utility. Upgrades include vinyl windows, vinyl siding, shingles, kitchen cabinetry, large hot water tank (2024) and white doors and trim. The home is heated with boiler/hot water heating throughout. Includes all appliances, window coverings and storage shed. This property features a large 50 x 140' lot, fenced back yard, back alley and a long drive-through laneway which is perfect for parking RV's. Property taxes are \$2551.12 (2023). Explore the many opportunities this property has to offer including mortgage helpers. A great investment!

Listing Presented By:



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