



## 5717 40 Street St. Paul Town AB

\$774,900

Discover a one-of-a-kind opportunity for acreage living right in town! This expansive property features a sprawling home of over 2,000 sq ft with an open-concept main living area that seamlessly integrates the kitchen, dining & living room with elegant hardwood flooring. The main floor hosts a large entry from the garage, laundry & 4 bedrooms, including a luxurious master suite complete with a walk-in closet, a cozy sitting area with fireplace & deck access, and an ensuite equipped with a steam shower. The lower level is fully finished, offering a spacious family room, a large bedroom & a bathroom. This home exudes sophistication & elegance throughout. Outside, the property includes an attached heated dble garage, a workshop & 2 shops, perfect for any project or storage needs. The grounds are adorned with fruit trees and boast a massive backyard, all set on 5 meticulously maintained acres overlooking the Town of St. Paul. With numerous updates and well-maintained facilities, this property is truly a gem.

Listing Presented By:



Originally Listed by:  
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