



## 5002 46 Avenue St. Paul Town AB

\$149,000

This meticulously maintained bungalow is not just a house, it's a canvas for your future. Whether you're a first-time homebuyer or looking to downsize, this inviting property offers the perfect blend of comfort & opportunity. You'll be greeted by a warm & functional kitchen, featuring ample counter space, ideal for whipping up your favourite meals. The two spacious bedrooms on the main level provide a peaceful retreat, while a partially renovated 4 pc. bathroom adds modern convenience to your daily routine. But that's not all! This home boasts a true gardener's paradise. Almost half of the expansive lot has been lovingly cultivated, yielding bountiful crops for years. The partially finished basement offers a generous living space & a sizeable cold room, perfect for preserving your homegrown harvests.

Listing Presented By:



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