






# 4430 46 AVE

St. Paul, Alberta

				
<b>BEDROOMS</b>	<b>BATHROOMS</b>	<b>AREA</b>	<b>REFERENCE NUMBER</b>	<b>YEAR BUILT</b>
<b>4</b>	<b>2</b>	<b>960FT<sup>2</sup></b>	<b>E4200265</b>	<b>1972</b>

**PRICE:** CAD 254,900

## SUMMARY

" Lot's to offer in a great Location." This home has been maticoulisly maintained. A large driveway gives you plenty of parking, Fully fenced 60 x 140 lot with a beautiful yard. Inside you will find 3 bedrooms on the main floor, updated flooring, paint, bath fixtures. Basement is finished with 2 extra rooms, rec room & a 3 piece bathroom. To top it off there is a 24 x 24 detached garage, New shingles and electrical upgrade have been done as well.

## AMENITIES

- Garage
- Range / Oven
- Finished
- City sewer
- Refrigerator
- Municipal Water
- Dryer
- Washer



**ROB HIPPISELEY**

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Languages I speak: English

