\$44,900 - 5316 46b Street, Evansburg

MLS® #E4436598

\$44,900

2 Bedroom, 1.00 Bathroom, 753 sqft Single Family on 0.00 Acres

Evansburg, Evansburg, AB

Excellent opportunity to build sweat equity with this cozy home in small family oriented community of Evansburg - only 88 km west of Edmonton. Located between few large lakes: Wabamun, Isle Lake and Chip lake (all withint 15 min from each other), mountains, rivers - this property could be a great gateaway retreat for weekends or summer months! With little touch You can make this house a home and live there year round (free of mortgage), or maybe build a new one. House is in Reasonable shape but need a little work to make it cozy. Sold as is where is at the time of possession.



Built in 1980

Essential Information

MLS® # E4436598

Price \$44,900

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 753 Acres 0.00

Year Built 1980

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 5316 46b Street

Area Evansburg Subdivision Evansburg City Evansburg County **ALBERTA**

Province AB

TOE OTO Postal Code

Amenities

Amenities Off Street Parking, On Street

Property

Parking No Garage, See Remarks

Interior

Appliances None

Forced Air-1, Natural Gas Heating

Stories

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Vinyl

Exterior Features Flat Site

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Preserved Wood

Additional Information

Date Listed May 15th, 2025

154 Days on Market

Zone 70 Zoning

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