# \$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

Postal Code T0E 0T0

#### **Amenities**

Amenities Off Street Parking, On Street

**Property** 

Parking No Garage, See Remarks

# Interior

Appliances None

Heating Forced Air-1, Natural Gas

Stories 1

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

Days on Market 154

Zoning Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 16th, 2025 at 5:17am MDT



