

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

MLS® #E4436598

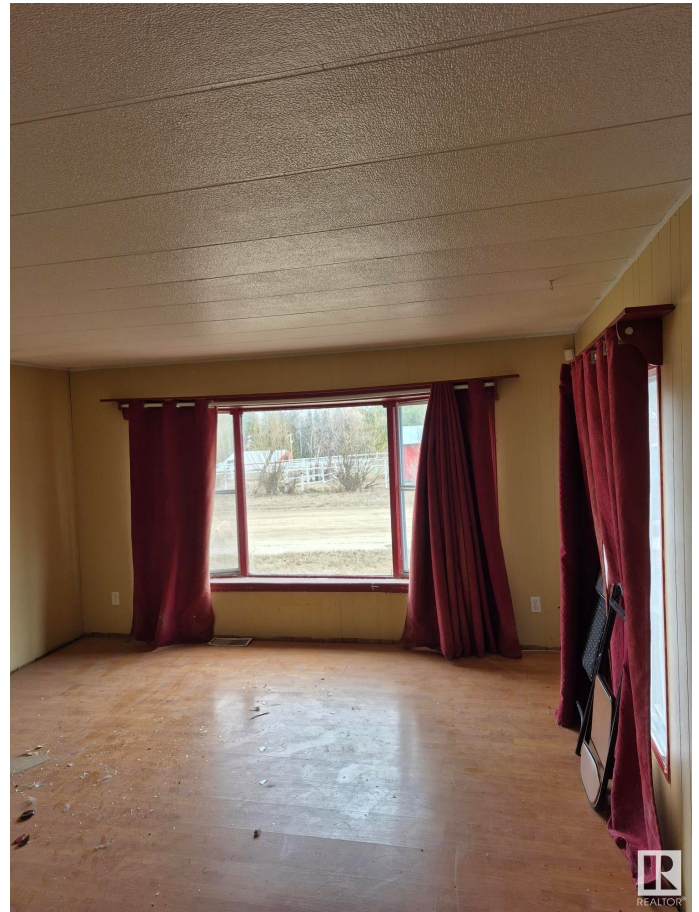
\$44,900

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 gateway 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 144
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 6th, 2025 at 8:02pm MDT

