

## \$55,000 - 5316 46b Street, Evansburg

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MLS® #E4436598

**\$55,000**

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	\$55,000
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 48  
Zoning Zone 70

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