

Courtesy Of Noreen S Hutt Of Century 21 Leading

\$599,900 - 4812 45 Avenue, Evansburg

MLS® #E4431241

\$599,900

3 Bedroom, 1.50 Bathroom, 4,500 sqft
Condo / Townhouse on 0.00 Acres

Evansburg, Evansburg, AB

This Amazing 4 Unit Beautifully Upgraded Condominium Building is a Definite Must See! Features of This Building Are: Unit 1 Has 3 Bedrooms, 2 Baths, an Open Kitchen, Dining Room & Living Room That Has Patio Doors Leading Out to a Private Deck, a Full Basement, a Laundry Room, a Single Car Garage & it Was Renovated in 2012; Unit 2-Same Floor Plan as Unit 1 Just Reversed, Has a Garage & Was Totally Renovated in 2014; Unit 3 Has 3 Large Bedrooms-1 With a Big Walk in Closet, 2 Baths, a Bright & Inviting Kitchen, Dining Room & Living Room With Patio Doors Leading Out to a Private Deck, a Full Basement, Laundry Room, Single Car Garage & Was Completely Redone in 2019; Unit 4 is on the 2nd Floor & Has 2 Spacious Bedrooms, a Full 4 Pce Bath, a Great Kitchen/Dining Room Area, a Living Room That Leads to a Private Deck, a Laundry Room, a Single Garage & Was Completely Renovated in 2016. If You Are Looking For Excellent Investment, For an Excellent Price, Then This is The One For You!!

Built in 1979

Essential Information

MLS® # E4431241

Price \$599,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	4,500
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	4PLEX
Style	2 Storey
Status	Active

Community Information

Address	4812 45 Avenue
Area	Evansburg
Subdivision	Evansburg
City	Evansburg
County	ALBERTA
Province	AB
Postal Code	T0E 0T0

Amenities

Amenities	Off Street Parking, Detectors Smoke, Vinyl Windows
Parking	Rear Drive Access, Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Metal
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed April 14th, 2025

Days on Market 10

Zoning Zone 70

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