

Courtesy Of Irina Mierzewski Of MaxWell Polaris

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

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MLS® #E4436598

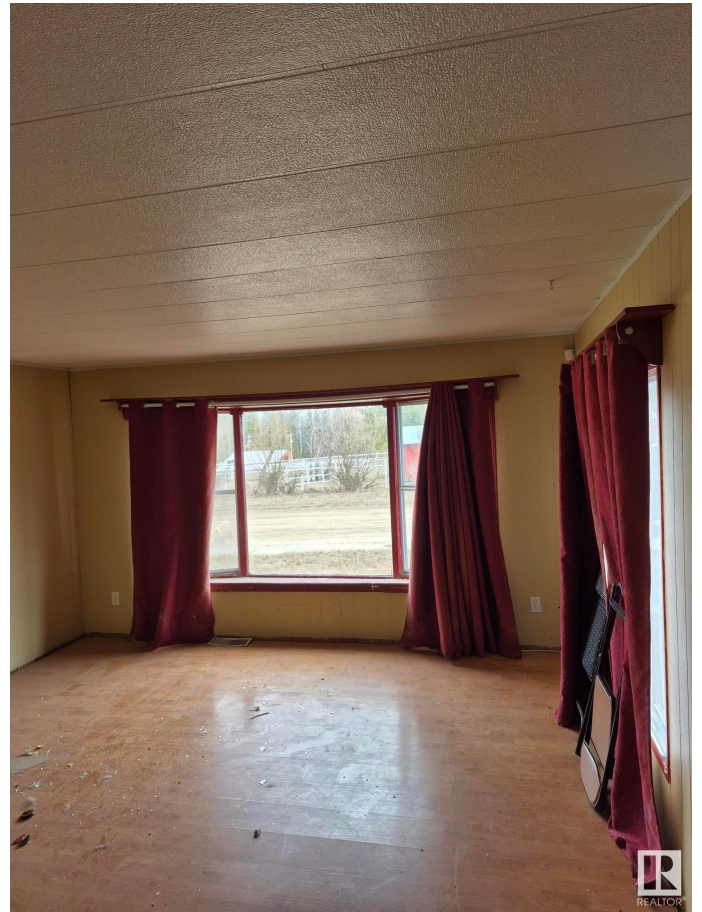
**\$44,900**

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 128  
Zoning Zone 70

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Listing information last updated on September 20th, 2025 at 1:02pm MDT

