

## \$49,900 - 5316 46b Street, Evansburg

MLS® #E4436598

**\$49,900**

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          | \$49,900               |
| 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 86  
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 August 9th, 2025 at 1:47am MDT

