

Courtesy Of Noreen S Hutt Of Century 21 Leading

\$152,500 - 4724 52 Avenue, Evansburg

MLS® #E4432664

\$152,500

2 Bedroom, 1.00 Bathroom, 768 sqft

Single Family on 0.00 Acres

Evansburg, Evansburg, AB

This Cozy 2 Bedroom Home Offers the Perfect Blend of Comfort, Character and Convenience.

The Spacious Living Room Features a Woodstove For Those Warm Relaxing Evenings, While the Bright Open Kitchen Makes Cooking and Entertaining a Breeze. Downstairs, You'll Find a Full Basement That's Partially Finished, Offering Great Potential For a Family Room, Rec Room, Home Office or Guest Space. Extras Include a Closed in Carport That Adds Year Round Practicality, a Fully Chain Link Fenced Back Yard That is Ideal For Pets, Kids, or Simply Enjoying Your Out Door Space and a Garden Area That is Ready For Your Green Thumb. Located Less Than a Block From the Arena and Just a Short Walk to Downtown Shops and Amenities, This Home is Perfect For Anyone Seeking Small Town Charm With Unbeatable Accessibility.

Built in 1969

Essential Information

MLS® #	E4432664
Price	\$152,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	768
Acres	0.00



Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4724 52 Avenue
Area	Evansburg
Subdivision	Evansburg
City	Evansburg
County	ALBERTA
Province	AB
Postal Code	T0E 0T0

Amenities

Amenities	Deck, No Smoking Home
Parking	Front/Rear Drive Access, RV Parking, Single Carport

Interior

Appliances	Dryer, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 23rd, 2025
Days on Market	2
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 April 25th, 2025 at 8:02pm MDT