

Courtesy Of Noreen S Hutt Of Century 21 Leading

## \$149,900 - 4724 52 Avenue, Evansburg

MLS® #E4432664

**\$149,900**

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 1965

### Essential Information

MLS® #	E4432664
Price	\$149,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	768
Acres	0.00



Year Built	1965
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	55
Zoning	Zone 70

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