

## \$268,900 - 4628 46 Ave, Evansburg

MLS® #E4430653

**\$268,900**

4 Bedroom, 2.00 Bathroom, 2,224 sqft

Single Family on 0.00 Acres

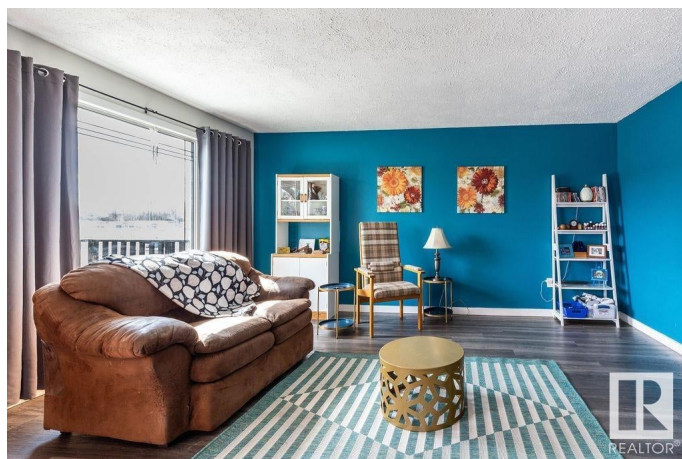
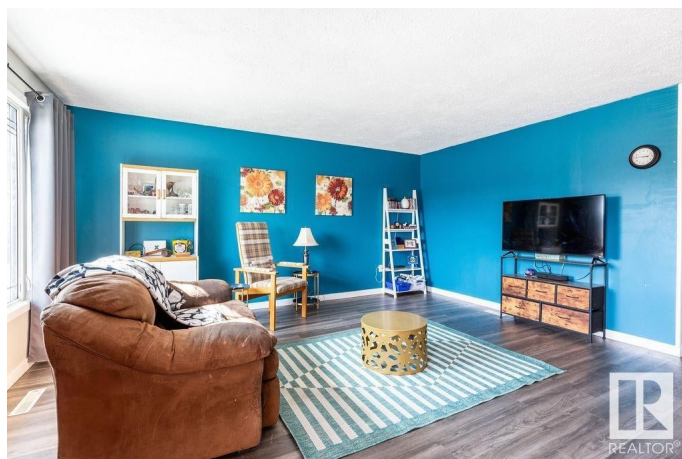
Evansburg, Evansburg, AB

Here we have a bright open concept 4 bedroom family home with double carport. The kitchen and dining area are open with bright white cupboards. The living room has a large window which lets a lot of natural light in. Also upstairs, there's the primary bedroom, 2 more bedrooms and the main 4pc bathroom with a jetted tub. Downstairs there's another bedroom, laundry, rec room, storage room and a 3pc bathroom. As you go outside, you have a front south facing deck to enjoy the sun and your morning coffee on. Also, the attached carport has a cement pad, there's RV parking, a privacy fenced back yard and a large firepit area. This charming home is conveniently located right in Evansburg, across from the school, close to parks, shopping, and just minutes from the Pembina River Provincial Park.

Built in 1977

### Essential Information

MLS® #	E4430653
Price	\$268,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,224
Acres	0.00



Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4628 46 Ave
Area	Evansburg
Subdivision	Evansburg
City	Evansburg
County	ALBERTA
Province	AB
Postal Code	T0E 0T0

### Amenities

Amenities	Off Street Parking, Deck, Fire Pit, R.V. Storage, Vinyl Windows
Parking	Double Carport

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Metal
Construction	Wood, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 10th, 2025
Days on Market	12
Zoning	Zone 70

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Listing information last updated on April 22nd, 2025 at 9:47am MDT