# \$119,900 - 5015 49 Street Street, Evansburg

MLS® #E4428158

#### \$119,900

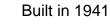
2 Bedroom, 1.00 Bathroom, 1,012 sqft Single Family on 0.00 Acres

Evansburg, Evansburg, AB

Welcome to this perfect starter home, rental property or a fixer-upper. Whatever you choose, this home has potential with its unique old-time charm. Situated on a large corner lot, it offers a huge fenced yard with a wooden storage shed and a large deck, great for entertaining! The home offers two bedrooms, a four-piece bathroom, and laminate flooring throughout. The living area has a wood-burning stove, natural wood exposure for that earthy sense, and many windows for natural light. This charming home is conveniently located right in Evansburg, close to schools, parks, shopping, and just minutes from the Pembina River Provincial Park.







#### **Essential Information**

| MLS® #         | E4428158               |
|----------------|------------------------|
| Price          | \$119,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,012                  |
| Acres          | 0.00                   |
| Year Built     | 1941                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
|                |                        |



| Style  | Bungalow |
|--------|----------|
| Status | Active   |

# **Community Information**

| Address     | 5015 49 Street Street |
|-------------|-----------------------|
| Area        | Evansburg             |
| Subdivision | Evansburg             |
| City        | Evansburg             |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | TOE OTO               |

## Amenities

| Amenities | Off Street Parking, On Street Parking, Deck, Fire Pit |
|-----------|---|
| Parking   | Front Drive Access                                    |

## Interior

| Appliances   | Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
|--------------|---|
| Heating      | Forced Air-1, Natural Gas                                 |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

## Exterior

| Exterior          | Wood, Vinyl  |
|-------------------|--|
| Exterior Features | Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Level Land, |
|                   | Playground Nearby, Schools, Shopping Nearby                      |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | See Remarks  |

## **School Information**

| Elementary | Evansview School   |
|------------|--------------------|
| Middle     | Grand Trunk School |
| High       | Grand Trunk School |

## **Additional Information**

| Date Listed    | March 29th, 2025 |
|----------------|------------------|
| Days on Market | 33               |
| 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 30th, 2025 at 11:32pm MDT