# \$569,900 - 4812 45 Avenue, Evansburg

MLS® #E4431241

### \$569,900

10 Bedroom, 1.50 Bathroom, 4,500 sqft Condo / Townhouse on 0.00 Acres

Evansburg, Evansburg, AB

This Amazing 4 Unit Beautifully Upgraded Condominium Building is a Definite Must See! Features of This Building Are: Unit 1 Has 3 Bedrooms, 2 Baths, an Open Kitchen, Dining Room & Living Room That Has Patio Doors Leading Out to a Private Deck, a Full Basement, a Laundry Room, a Single Car Garage & it Was Renovated in 2012; Unit 2-Same Floor Plan as Unit 1 Just Reversed, Has a Garage & Was Totally Renovated in 2014; Unit 3 Has 3 Large Bedrooms-1 With a Big Walk in Closet, 2 Baths, a Bright & Inviting Kitchen, Dining Room & Living Room With Patio Doors Leading Out to a Private Deck, a Full Basement, Laundry Room, Single Car Garage & Was Completely Redone in 2019; Unit 4 is on the 2nd Floor & Has 2 Spacious Bedrooms, a Full 4 Pce Bath, a Great Kitchen/Dining Room Area, a Living Room That Leads to a Private Deck, a Laundry Room, a Single Garage & Was Completely Renovated in 2016. If You Are Looking For Excellent Investment, For an Excellent Price, Then This is The One For You!!

Built in 1979

#### **Essential Information**

MLS® # E4431241 Price \$569,900







Bedrooms 10

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 4,500

Acres 0.00

Year Built 1979

Type Condo / Townhouse

Sub-Type 4PLEX Style 2 Storey

Status Active

# **Community Information**

Address 4812 45 Avenue

Area Evansburg
Subdivision Evansburg
City Evansburg
County ALBERTA

Province AB

Postal Code T0E 0T0

## **Amenities**

Amenities Off Street Parking, Detectors Smoke, Vinyl Windows

Parking Rear Drive Access, Single Garage Attached

Interior

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed,

Stove-Countertop Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

**Exterior** 

Exterior Wood, Stucco

Exterior Features Flat Site, Landscaped, Low Maintenance Landscape, Playground

Nearby, Schools, Shopping Nearby

Roof Metal

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 14th, 2025

Days on Market 198

Zoning Zone 70

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