

Courtesy Of Noreen S Hutt Of Century 21 Leading

## **\$599,900 - 4812 45 Avenue, Evansburg**

MLS® #E4431241

**\$599,900**

3 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 \$599,900



Bedrooms	3
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      11

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 24th, 2025 at 11:02pm MDT