

Courtesy Of Joe Tolvay and Tanya Couterielle Of Exp Realty

## \$399,000 - 5035 48 Avenue, Evansburg

MLS® #E4428048

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,136 sqft  
Single Family on 0.00 Acres

Evansburg, Evansburg, AB

Welcome to this charming 1,136 sq. ft. bungalow, a perfect blend of modern updates and small-town comfort! Featuring 3 bedrooms, 2 bathrooms, and a fully finished basement, this home is move-in ready and awaiting its new owners. Step inside to a bright and open layout which flows seamlessly into the cozy living areas making it ideal for families or anyone looking for a comfortable, well-designed space. Continuing on, you will find a beautifully renovated kitchen, complete with stylish finishes and plenty of space for cooking and entertaining. Downstairs in the fully developed basement is another large living space for entertaining, a 3rd bedroom and full bathroom. The large 24' x 30' attached garage offers plenty of room for vehicles, storage, or even a workshop, while the spacious backyard provides endless possibilities for outdoor enjoyment. Located close to schools & shopping, this home offers the best of small-town living with all the conveniences you need nearby. Don't miss this opportunity!

Built in 1978

### Essential Information

MLS® #	E4428048
Price	\$399,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,136
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	5035 48 Avenue
Area	Evansburg
Subdivision	Evansburg
City	Evansburg
County	ALBERTA
Province	AB
Postal Code	T0E 0T0

### **Amenities**

Amenities	Closet Organizers, Deck, Fire Pit, Gazebo, Hot Tub, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Window Coverings, Curtains and Blinds, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 28th, 2025  
Days on Market 7  
Zoning Zone 70

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