

\$564,900 - 4620 50a Ave, Evansburg

MLS® #E4429109

\$564,900

4 Bedroom, 3.50 Bathroom, 3,182 sqft
Single Family on 0.00 Acres

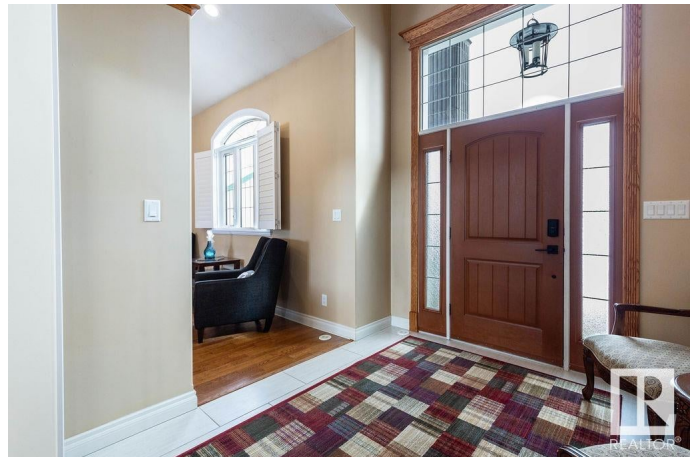
Evansburg, Evansburg, AB

This executive home with dbl garage, is located in Evansburg. With 4 bed, 4 bath, over 3,000 sq ft of living, this home offers an open-concept floor plan that effortlessly blends luxury with comfort, making it perfect for both entertaining & family living. Main floor is bright & has large windows that overflow with natural light. The inviting entryway, with a Tiffany Chandelier, leads to a spacious living rm featuring a cozy wood fireplace & a lg dining rm ideal for gatherings. The functional kitchen is complete with white cabinetry, granite countertops, beautiful island and stainless-steel appliances. Main floor also includes a laundry rm & a master suite with lg 5pc bath. Upstairs there's 2 additional beds & a 5pc bath. Downstairs has 1 bed, 3pc bath with space for a 2 person sauna, rec room with bar & new appliances, air hockey & a theatre room. Out back, just off the deck, there's a relaxing fire pit area with a waterfall feature. Amazing home has so much to mention - additional info sheet available.

Built in 2012

Essential Information

| | |
|----------|-----------|
| MLS® # | E4429109 |
| Price | \$564,900 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,182 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------|
| Address | 4620 50a Ave |
| Area | Evansburg |
| Subdivision | Evansburg |
| City | Evansburg |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0E 0T0 |

Amenities

| | |
|-----------|---|
| Amenities | Bar, Deck, Fire Pit, Front Porch, Vaulted Ceiling, Vinyl Windows, Wet Bar, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking | Double Garage Attached, Front Drive Access, Heated, Insulated |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Gas, Vacuum System Attachments, Washer, Water Softener, Window Coverings, Wet Bar |
| Heating | Forced Air-1, In Floor Heat System, See Remarks |
| Fireplace | Yes |
| Fireplaces | Glass Door, Stone Facing |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, See Remarks |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, See Remarks, Stone |
| Exterior Features | Cul-De-Sac, Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, See Remarks, Stone |
| Foundation | Insulated Concrete Form |

Additional Information

Date Listed April 4th, 2025

Days on Market 4

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 8th, 2025 at 6:32pm MDT