

## \$120,000 - 4823 47 Avenue, Evansburg

MLS® #E4410112

**\$120,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Evansburg, Evansburg, AB

Discover a remarkable opportunity in the charming town of Evansburg! Just a few blocks from Grand Trunk's newly renovated high school, this versatile property boasts UND zoning, making it ideal for a variety of uses. Once home to a popular bottle depot, this well-constructed standalone building spans 2,040 square feet and sits on a 5,400 SF lot with rear alley access. Featuring a full bathroom with a stand-up shower, a locked storage room, commercial high bay lighting, overhead warehouse door & additional side entrance, this space is ready for your vision—whether you wish to refresh the existing structure or start anew. With options for a new single family home, multi-family project, or community or recreational facility, the potential is limitless. Don't miss out on this prime location offered at a great price, available immediately!

Built in 1955

### Essential Information

MLS® #	E4410112
Price	\$120,000
Bathrooms	0.00
Acres	0.00
Year Built	1955
Type	Industrial



Status                      Active

**Community Information**

Address                    4823 47 Avenue  
Area                        Evansburg  
Subdivision               Evansburg  
City                        Evansburg  
County                    ALBERTA  
Province                  AB  
Postal Code               T0E 0T0

**Exterior**

Exterior                   Block  
Construction              Block

**Additional Information**

Date Listed                October 11th, 2024  
Days on Market            200  
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 29th, 2025 at 4:47pm MDT