

## \$149,000 - 5013 49 Avenue, Egremont

MLS® #E4440848

**\$149,000**

3 Bedroom, 1.00 Bathroom, 958 sqft

Single Family on 0.00 Acres

Egremont, Egremont, AB

Rare bank foreclosure! Own a unique 0.51-acre triple lot (150'x150') in a peaceful small town. Located just 5 mins north of Redwater, 3.5 hrs from Fort McMurray, with easy Highway 28 access. The updated home is bright and open, featuring 2 bedrooms plus a bonus room/loft, a full bathroom, and an unfinished basement. Enjoy Edmonton city water/sewer on these three combined 50'x150' lots. Mature landscaping includes fruit trees and perennials, plus a double detached garage. Perfect as a starter home, revenue property, or future development opportunity.

Built in 1951

### Essential Information

MLS® #	E4440848
Price	\$149,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	958
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



## Community Information

Address	5013 49 Avenue
Area	Egremont
Subdivision	Egremont
City	Egremont
County	ALBERTA
Province	AB
Postal Code	T0A 0Z0

## Amenities

Amenities	See Remarks
Parking	Double Garage Detached

## Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	June 6th, 2025
Days on Market	10
Zoning	Zone 60
Foreclosure	Yes

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Listing information last updated on June 16th, 2025 at 4:47am MDT