

## \$549,000 - 4126 46 Street, Vegreville

MLS® #E4416765

**\$549,000**

4 Bedroom, 3.00 Bathroom, 2,753 sqft

Single Family on 0.00 Acres

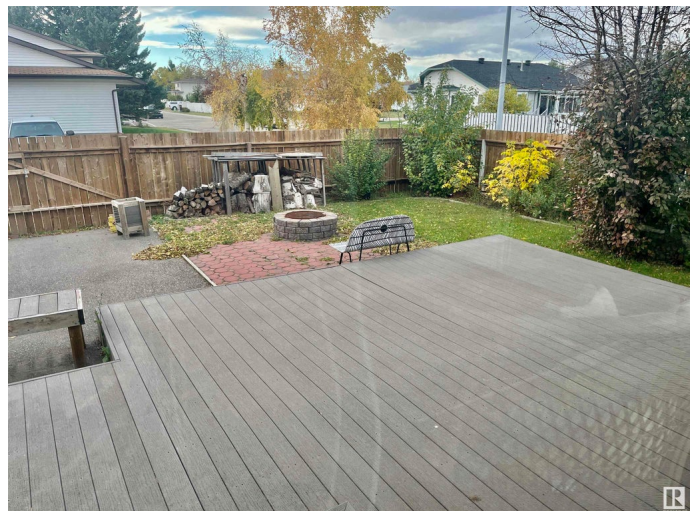
Vegreville, Vegreville, AB

THIS SOUTH SIDE BEAUTY IS BURSTING WITH UPGRADES... Situated on a Corner Lot with back alley access. Boasting 2500 sq. ft of living space on the upper two floors plus a fully finished basement and a newly added 4 season room With a cozy fireplace to enjoy (2019) PLUS central AIR!! . ALL 4 bedrooms are on the upper storey with two newly renovated bathrooms. The Main floor has a family room, living room, kitchen with quartz counter tops, dining room, and office ( all having new flooring, and new windows) The back yard has an new fence in 2022 and new deck off the beautiful sunroom. The Main floor laundry is just off the double car garage with new doors and stone work in 2018. All appliances and custom blinds stay. ALL THIS IN THE EVER GROWING TOWN OF VEGREVILLE an easy commute to Sherwood Park.

Built in 1991

### Essential Information

MLS® #	E4416765
Price	\$549,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2



Square Footage	2,753
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4126 46 Street
Area	Vegreville
Subdivision	Vegreville
City	Vegreville
County	ALBERTA
Province	AB
Postal Code	T9C 1C2

### **Amenities**

Amenities	Deck, Sunroom
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	December 31st, 2024
Days on Market	112
Zoning	Zone 60

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 22nd, 2025 at 11:02am MDT