

## \$289,000 - 5306 45 Avenue, Vegreville

MLS® #E4429884

**\$289,000**

4 Bedroom, 2.00 Bathroom, 1,121 sqft

Single Family on 0.00 Acres

Vegreville, Vegreville, AB

South side four bedroom family bungalow! Nice and bright open concept flow between the kitchen (movable island), dining room and living room. Three bedrooms main floor and a 4 piece bath. Fully finished basement with HUGE rec area, 3 piece bath (walk in tile shower) bedroom (walk-in closet) and plenty of storage. Shingles replaced 2 years ago. Freshly painter front Exterior and fascia. Fully fenced 50 x 150 yard with new pressure treated deck, fire pit, shed, back lane, Rv parking and 24x24 garage. Walking distance to schools. Located in the growing community of Vegreville!

Built in 1969

### Essential Information

MLS® #	E4429884
Price	\$289,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status Active

## Community Information

Address 5306 45 Avenue  
Area Vegreville  
Subdivision Vegreville  
City Vegreville  
County ALBERTA  
Province AB  
Postal Code T9C 1A1

## Amenities

Amenities Deck  
Parking Double Garage Detached, Front Drive Access, Insulated, RV Parking

## Interior

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Finished

## Exterior

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

## Additional Information

Date Listed April 9th, 2025  
Days on Market 11  
Zoning Zone 60

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Listing information last updated on April 20th, 2025 at 7:32pm MDT