

\$259,900 - 5106 45ave, Vegreville

MLS® #E4428881

\$259,900

3 Bedroom, 2.00 Bathroom, 1,101 sqft

Single Family on 0.00 Acres

Vegreville, Vegreville, AB

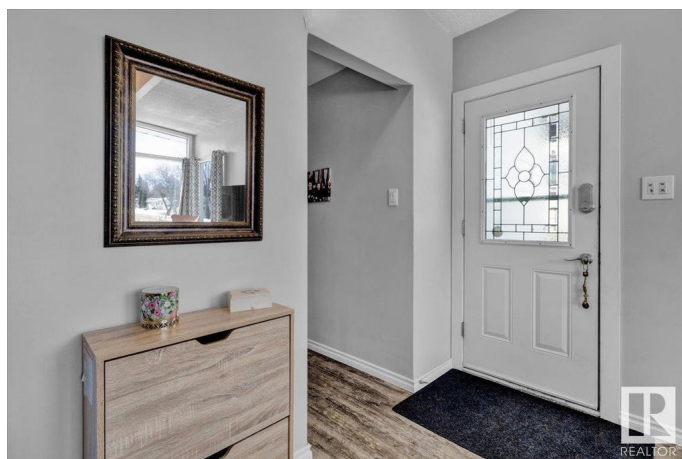
Delightful 3-bedroom, 2-bathroom home in Vegreville, AB! This bright and inviting home offers newer windows, flooring, and roof, along with a high-efficiency forced air furnace and a commercial hot water tank (both 2018). The spacious, fenced yard is perfect for outdoor enjoyment, while the attached single-car garage adds convenience. Warm, comfortable, and move-in ready—this home is a must-see! Located in Vegreville, a vibrant town with excellent amenities, schools, shopping and recreation.

Built in 1962

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4428881 |
| Price | \$259,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,101 |
| Acres | 0.00 |
| Year Built | 1962 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information



| | |
|-------------|------------|
| Address | 5106 45ave |
| Area | Vegreville |
| Subdivision | Vegreville |
| City | Vegreville |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9C 1A4 |

Amenities

| | |
|-----------|----------------------------|
| Amenities | Vinyl Windows, See Remarks |
| Parking | Single Garage Attached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Portable, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced |
| Roof | Metal |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 40 |
| 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 May 13th, 2025 at 7:32am MDT