

## \$400,000 - 4505 53 St, Vegreville

MLS® #E4441764

**\$400,000**

3 Bedroom, 2.00 Bathroom, 1,492 sqft

Single Family on 0.00 Acres

Vegreville, Vegreville, AB

Opportunity knocks! Well maintained 3 bedroom, 2 bathroom bungalow tucked into the the corner of a calm street in the community of Vegreville. New 40-year shingles in 2022, central air conditioning! Main floor features two bedrooms and living rooms (one sunken), hardwood floors, dining room, spacious kitchen with island counter and oak cabinetry, countertop stove and wall mount oven. Basement is fully finished and features huge rec area, third bedroom, 3-piece bathroom and utility/storage space. The fenced backyard space is second to none, with over 1000 sq. ft. of deck, double detached garage, covered patio/carport space, alley access via side-rolling gate, and an in-ground sprinkler system. Welcome home!

Built in 1976

### Essential Information

MLS® #	E4441764
Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,492
Acres	0.00
Year Built	1976



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4505 53 St
Area	Vegreville
Subdivision	Vegreville
City	Vegreville
County	ALBERTA
Province	AB
Postal Code	T9C 1L4

### Amenities

Amenities	Air Conditioner, Deck, Parking-Extra, See Remarks
Parking	Double Garage Detached, Single Carport

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	AL Horton Elementary
High	Vegreville Composite High

**Additional Information**

Date Listed            June 10th, 2025  
Days on Market      18  
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 June 28th, 2025 at 4:32am MDT