

## **\$397,000 - 5813 49 Street, Vegreville**

---

MLS® #E4445168

**\$397,000**

5 Bedroom, 3.00 Bathroom, 1,302 sqft

Single Family on 0.00 Acres

Vegreville, Vegreville, AB

What a gem - a little over 1300 square feet with attached garage, 4 level split with a wonderful open concept feel on the main living area, 5 bedrooms, cozy eating nook just off the kitchen with door to a huge backyard and a dining room open to large living area with a gorgeous feature wall of dark wood. New shingles and eaves in 2023, all new flooring on the main floor, vinyl windows, and wide open entrance way. Three bedrooms on upper floor - ensuite and walk in closet on the main bedroom. Lower levels boast a great family room, extra office area, two additional bedrooms and a custom built tile shower in the bathroom, den area and entrance to garage. Plenty of storage added to every spot and it is a show stopper for space and cozy usable living areas. Attached, single garage with tons of storage, large open back yard with RV parking and plenty of room to play or garden in the raised flower beds. Back lane access is a bonus and a quaint fenced back area for a firepit and family fun!!

Built in 1977

### **Essential Information**

MLS® #	E4445168
Price	\$397,000
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,302
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	5813 49 Street
Area	Vegreville
Subdivision	Vegreville
City	Vegreville
County	ALBERTA
Province	AB
Postal Code	T9C 1H1

### Amenities

Amenities	Deck
Parking	2 Outdoor Stalls, Single Garage

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, V
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl



Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 1st, 2025  
Days on Market                4  
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 July 5th, 2025 at 3:17pm MDT