

## \$249,000 - 5313 45 Street, Vegreville

MLS® #E4447741

**\$249,000**

5 Bedroom, 2.00 Bathroom, 1,037 sqft

Single Family on 0.00 Acres

Vegreville, Vegreville, AB

Located in the Town of Vegreville, close to the hospital, school and playground sits this wonderful family home. Situated on a 50x150 fenced lot this home is awaiting a new owner. As one enters the home you will notice the open concept kitchen and dining room and a bright spacious living room. Three good sized bedrooms and a full 4 pc bathroom complete the main floor. Downstairs one will find a spacious family room with attached den, two good sized bedrooms, another 4 pc bathroom and laundry room. Close to amenities and great location, you will never have neighbour behind you.

Built in 1969

### Essential Information

MLS® #	E4447741
Price	\$249,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,037
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status Active

### Community Information

Address 5313 45 Street  
Area Vegreville  
Subdivision Vegreville  
City Vegreville  
County ALBERTA  
Province AB  
Postal Code T9C 1C5

### Amenities

Amenities Deck, R.V. Storage, Vinyl Windows, See Remarks  
Parking Single Garage Attached

### Interior

Appliances Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed July 14th, 2025  
Days on Market 14  
Zoning Zone 60

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Listing information last updated on July 28th, 2025 at 6:32am MDT