

## **\$329,500 - 5606 45 Street, Vegreville**

MLS® #E4449866

### **\$329,500**

5 Bedroom, 3.00 Bathroom, 1,228 sqft

Single Family on 0.00 Acres

Vegreville, Vegreville, AB

Very Well Maintained 5 Bedroom, 3 Bathroom Home with a 2 Car Attached Garage on 6920 sq. ft. Lot in the Progressive Town of Vegreville. Main Floor Features Living Room which Leads onto the Dining Room and then onto the Kitchen with Additional Eating Area. Sliding Doors Open up to a Spacious Sunroom for Morning Coffee and Evening Sunsets.. Downstairs is Completely Finished, Featuring a Family Room, Hobby Room, 3 Piece Bathroom, 2 Additional Bedrooms, Storage Room, Laundry Room and a Utility Room. In 2019, 30 Year Shingles were Installed along with 7 Roof Vents for Proper Ventilation. Yard is Fenced with Chain Link Fence, Large Trees for Shade, Plus Plenty of Space for Activities and Gatherings. Must View to Appreciate all this Home has to offer!

Built in 1985

### **Essential Information**

MLS® #	E4449866
Price	\$329,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,228
Acres	0.00
Year Built	1985



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

### Community Information

Address	5606 45 Street
Area	Vegreville
Subdivision	Vegreville
City	Vegreville
County	ALBERTA
Province	AB
Postal Code	T9C 1E2

### Amenities

Amenities	Off Street Parking, Hot Water Natural Gas, Sunroom
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, 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	Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	St. Marys
Middle	St. Martens

High                      St. Martens

**Additional Information**

Date Listed              July 23rd, 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 26th, 2025 at 10:17pm MDT