

## \$419,000 - 4505 53 St, Vegreville

MLS® #E4441764

### \$419,000

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          | \$419,000 |
| 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      7  
Zoning                Zone 60

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