

\$260,000 - 5446 45 Street, Vegreville

MLS® #E4449119

\$260,000

4 Bedroom, 2.00 Bathroom, 1,049 sqft

Single Family on 0.00 Acres

Vegreville, Vegreville, AB

We have a great bungalow on a large corner lot... close to schools and hospital...3 bedrooms up and one down with 2 full bathrooms. Walk in the front door and notice the spacious living room to your right and the kitchen dining room on your left (all appliances stay) . Down the hall you will find the bedrooms and 4pc. bathroom. From the kitchen you can go downstairs or out to the covered breezeway. Down stairs the is a "L" shaped rec room a laundry area, bedroom and bathroom , plus a storage area (the freezers stay) . There is a single car garage attached to the breezeway and the fenced in back yard has plenty of space for the kids , garden or RV storage if you wanted. it backs on the alley way. Quick possession is available. Move in before school starts.

Built in 1977

Essential Information

MLS® #	E4449119
Price	\$260,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,049
Acres	0.00
Year Built	1977



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

Community Information

Address	5446 45 Street
Area	Vegreville
Subdivision	Vegreville
City	Vegreville
County	ALBERTA
Province	AB
Postal Code	T9C 1C9

Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved, Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Composition
Exterior Features	Back Lane, Fenced
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 22nd, 2025
Days on Market	13
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 August 4th, 2025 at 12:32am MDT