

## \$259,900 - 5106 45ave, Vegreville

MLS® #E4428881

**\$259,900**

3 Bedroom, 2.00 Bathroom, 1,101 sqft

Single Family on 0.00 Acres

Vegreville, Vegreville, AB

Delightful 3-bedroom, 2-bathroom home in Vegreville, AB! This bright and inviting home offers newer windows, flooring, and roof, along with a high-efficiency forced air furnace and a commercial hot water tank (both 2018). The spacious, fenced yard is perfect for outdoor enjoyment, while the attached single-car garage adds convenience. Warm, comfortable, and move-in ready—this home is a must-see! Located in Vegreville, a vibrant town with excellent amenities, schools, shopping and recreation.

Built in 1962

### Essential Information

MLS® #	E4428881
Price	\$259,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,101
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information



Address	5106 45ave
Area	Vegreville
Subdivision	Vegreville
City	Vegreville
County	ALBERTA
Province	AB
Postal Code	T9C 1A4

### Amenities

Amenities	Vinyl Windows, See Remarks
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced
Roof	Metal
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	16
Zoning	Zone 60

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