

# \$230,000 - 5313 45 Street, Vegreville

MLS® #E4447741

## \$230,000

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          | \$230,000              |
| 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 | 105             |
| Zoning         | Zone 60         |

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Listing information last updated on October 27th, 2025 at 1:32pm MDT