

## \$125,000 - 4916 49 Avenue, Vilna

MLS® #E4454343

**\$125,000**

4 Bedroom, 1.00 Bathroom, 1,328 sqft

Single Family on 0.00 Acres

Vilna, Vilna, AB

This 1,328 sq ft Vilna home offers 4 bedrooms and 1 bathroom on a half acre lot with a 600 sq ft workshop. The house and shop both have newer metal roofs and the kitchen has newer appliances and sink. Step inside to a large living room, a decent sized kitchen, and a main floor laundry area. The bedrooms feature generous closets and the home is equipped with a high efficiency furnace, 100 amp electrical panel, and a water filtration system. A wheelchair friendly ramp provides easy access to the front door. The massive backyard gives you the feel of acreage living in town with an abundance of fruit trees and two firepit areas. Vilna has a K to 12 school and golf nearby, with Smoky Lake only 25 minutes away and St. Paul 35 minutes away.

Built in 1961

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454343  |
| Price          | \$125,000 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,328     |
| Acres          | 0.00      |
| Year Built     | 1961      |



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

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4916 49 Avenue |
| Area        | Vilna          |
| Subdivision | Vilna          |
| City        | Vilna          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 3L0        |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Fire Pit, R.V. Storage, Workshop           |
| Parking   | Front/Rear Drive Access, RV Parking, Stall |

### Interior

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                     |
| Stories      | 1                                                             |
| Has Basement | Yes                                                           |
| Basement     | See Remarks, Unfinished                                       |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                 |
| Exterior Features | Back Lane, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Schools, Treed Lot, Partially Fenced |
| Roof              | Metal                                                                                        |
| Construction      | Wood, Stucco                                                                                 |
| Foundation        | Concrete Perimeter                                                                           |

### School Information

|            |     |
|------------|-----|
| Elementary | Yes |
| Middle     | Yes |
| High       | Yes |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 22nd, 2025 |
|-------------|-------------------|

Days on Market 66

Zoning Zone 60

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