

## \$255,900 - 5014 45b Avenue, Vegreville

MLS® #E4422688

**\$255,900**

5 Bedroom, 2.00 Bathroom, 1,084 sqft

Single Family on 0.00 Acres

Vegreville, Vegreville, AB

South side five bedroom bungalow nestled into one of the quietest neighborhoods in town.

Updates in recent years with shingles, siding, deck, paint, flooring and 2nd kitchen. Primary bedroom has patio door onto the two tiered deck into the fully fenced and tree yard.

Basement has a HUGE bedroom with a 2nd kitchen and jack-n-jill 3 piece ensuite. Single attached garage, back and side alley access.

Walking distance to schools and amenities.

Located in Vegreville 45 minutes east of Sherwood Park on HWY 16.

Built in 1960

### Essential Information

MLS® #	E4422688
Price	\$255,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,084
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information



Address	5014 45b Avenue
Area	Vegreville
Subdivision	Vegreville
City	Vegreville
County	ALBERTA
Province	AB
Postal Code	T9C 1L6

### **Amenities**

Amenities	Deck, See Remarks
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Fan-Ceiling, Garage Control, Garage Opener, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Schools, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	149
Zoning	Zone 60

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