

## \$249,900 - 5325 46 Street, Vegreville

MLS® #E4436824

**\$249,900**

2 Bedroom, 2.00 Bathroom, 965 sqft

Single Family on 0.00 Acres

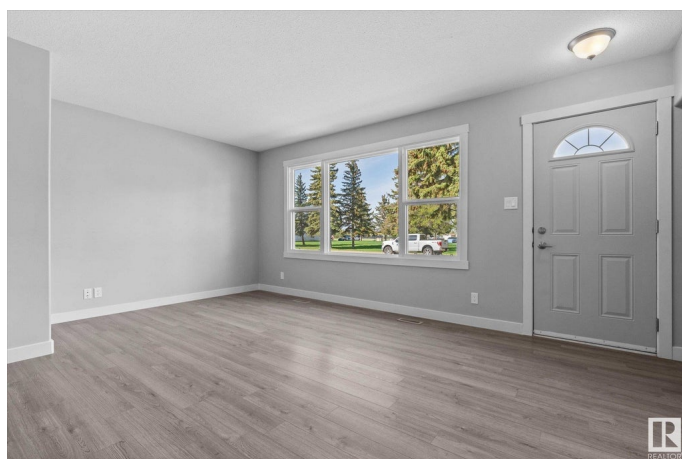
Vegreville, Vegreville, AB

This charming bungalow-style home offers comfortable and functional living space with 2 spacious bedrooms on the main floor, and 2 full bathrooms in the home, perfect for a small family, retirees, or a couple looking for extra space. Extensive renovations were completed in 2020 throughout the home. The open-concept living and dining area connects seamlessly to a modern kitchen, making the space feel bright and airy. The cozy basement den and an additional flex room provides the ideal spot for a home office, reading nook, or guest overflow. Interior weeping tile was installed in the basement in 2017 preventing any future foundation leaks. Outside, the home sits on a generously sized, fully fenced lot, offering ample space for gardening, outdoor entertaining, or potential expansion. A single-car garage and space in the back for RV parking adds convenience and storage, with a driveway providing extra parking.

Built in 1967

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4436824  |
| Price      | \$249,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 965                    |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5325 46 Street |
| Area        | Vegreville     |
| Subdivision | Vegreville     |
| City        | Vegreville     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9C 1C4        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Deck, Hot Water Natural Gas |
| Parking   | Single Garage Detached                          |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 16th, 2025 |
|-------------|----------------|

Days on Market 16

Zoning Zone 60

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Listing information last updated on June 1st, 2025 at 7:02pm MDT