# \$205,000 - 5314 45 Street, Vegreville

MLS® #A2264974

### \$205,000

4 Bedroom, 2.00 Bathroom, 752 sqft Residential on 0.00 Acres

NONE, Vegreville, Alberta

Visit REALTOR® website for additional information. Charming 4-Bedroom Bungalow Near St. Mary's School Vegreville, A Welcome to this well-cared-for family bungalow in the heart of Vegreville a fantastic opportunity to own a home that blends comfort, updates, and location in one perfect package. Built in 1953 and offering 816 sq. ft. of thoughtfully maintained living space, this 4-bedroom, 2-bathroom home combines timeless character with modern upgrades ideal for families, first-time buyers, or anyone looking for a move-in-ready home in a great neighborhood. Located just steps from St. Mary's Catholic School, you'll love the quiet, family-friendly area with parks, schools, and shopping nearby. Features & Updates: New fence adds privacy and curb appeal Hot water tank replaced (2023). New oven (Spring 2025) New dryer (September 2025), Basement bathroom currently being renovated16' × 24' garage with back-alley access Paved

Built in 1953

#### **Essential Information**

MLS® # A2264974 Price \$205,000

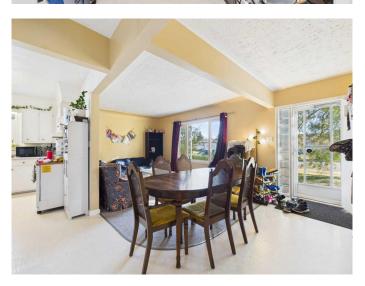
Bedrooms 4

Bathrooms 2.00

Full Baths 2







Square Footage 752
Acres 0.00
Year Built 1953

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 5314 45 Street

Subdivision NONE

City Vegreville

County Minburn No. 27, County of

Province Alberta
Postal Code T9C 1A1

#### **Amenities**

Parking Spaces 4

Parking Off Street, Single Garage Detached

# of Garages 4

#### Interior

Interior Features Laminate Counters, Storage, Sump Pump(s)

Appliances Freezer, Range Hood, Stove(s), Washer/Dryer, Window Coverings,

Portable Dishwasher

Heating Forced Air

Cooling None
Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 20th, 2025

Zoning RS

## **Listing Details**

Listing Office PG Direct Realty Ltd.

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