

**5314 45 Avenue
Vegreville, Alberta**

MLS # A2264974

\$220,499



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	752 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Sump Pump(s)		

Inclusions:	Chairs on back deck, 2 sheds
--------------------	------------------------------

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 renovated 16' × 24' garage with back-alley access Paved