

## \$368,800 - 4941 45 Avenue, Vegreville

MLS® #E4449297

**\$368,800**

3 Bedroom, 2.00 Bathroom, 1,266 sqft

Single Family on 0.00 Acres

Vegreville, Vegreville, AB

Beautiful south side family home! Bright and open concept as you walk into this very well kept 3 bed 2 bath, move in ready home! MASSIVE list of upgrades and features galore in and out. Upper level has 3 bedrooms and 5 piece bath (double sink and subway tile bath/shower). Kitchen Features a HUGE island with built in stove top and oven, stainless fridge, dishwasher and farm sink accent very well with the white cup boards and countertops. Living room has a modern feature wall with ship lap and electric fireplace and TV placement. Lower level is an AWESOME layout with rec room, laundry and 3 piece bath. Fully fenced yard with mature trees, single detached garage, storage shed, two play houses and a 3 tiered deck with privacy walls, B/I planters, BBQ area, GOVEE smart lighting and gazebo. Back alley access and walking distance to the swimming pool, arena and schools.

Built in 1956

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449297  |
| Price      | \$368,800 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,266                  |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4941 45 Avenue |
| Area        | Vegreville     |
| Subdivision | Vegreville     |
| City        | Vegreville     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9C 1A5        |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Deck, See Remarks                          |
| Parking   | Front Drive Access, Single Garage Detached |

### Interior

|              |                                                                                                                                        |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, See Remarks, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas                                                                                                              |
| Stories      | 3                                                                                                                                      |
| Has Basement | Yes                                                                                                                                    |
| Basement     | Full, Finished                                                                                                                         |

### Exterior

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

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 23rd, 2025 |
|-------------|-----------------|

Days on Market 90

Zoning Zone 60

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Listing information last updated on October 21st, 2025 at 6:47am MDT