

## \$176,900 - 4433 49a Street, Vegreville

MLS® #E4458376

**\$176,900**

2 Bedroom, 2.00 Bathroom, 2,196 sqft

Single Family on 0.00 Acres

Vegreville, Vegreville, AB

Charming character home nestled on the south side of Vegreville! This inviting property exudes warmth both inside and out. The main floor features a spacious kitchen, a cozy living area, a bright breakfast nook or sun room, main-floor laundry, and a convenient 3-pc bath. Upstairs, you'll find two generously sized bedrooms, a versatile office/flex space, and a large 3-pc bath to complete the layout. Step outside to a beautifully landscaped backyard showcasing a private deck, mature trees, lush greenery, and a fire pit—perfect for outdoor gatherings. There's also a handy shed for all your lawn care tools, a separate fenced area ideal for a garden or dog run, and a single-car garage, a cement pad for RV storage or off street parking for added convenience. Recent updates/upgrades include: appliances, furnace, hot water tank, soffits, fascia, fencing, and shingles on the house and a new roof on the garage.

Built in 1912

### Essential Information

MLS® #	E4458376
Price	\$176,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	2,196
Acres	0.00
Year Built	1912
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	4433 49a Street
Area	Vegreville
Subdivision	Vegreville
City	Vegreville
County	ALBERTA
Province	AB
Postal Code	T9C 1A6

### Amenities

Amenities	Off Street Parking, On Street Parking, Crawl Space, Deck, Fire Pit
Parking	Parking Pad Cement/Paved, Single Garage Detached

### Interior

Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Asphalt
Exterior Features	Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Asphalt
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 18th, 2025
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Days on Market 6

Zoning Zone 60

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