

# \$225,000 - 5625 53 Street, Vegreville

MLS® #E4446125

**\$225,000**

3 Bedroom, 1.00 Bathroom, 1,114 sqft  
Single Family on 0.00 Acres

Vegreville, Vegreville, AB

Beautiful 3-Bedroom Home â€” 1,113 Sq.Ft. of Comfort & Charm! This well maintained home features a high-efficient furnace and hot water on demand, offering both comfort and efficiency. Inside, you'll find a spacious main floor laundry room with a large storage closet, a bright 4-piece bathroom, a welcoming kitchen and dining area, and a generous living room filled with natural lightâ€”complete with a decorative gas-burning stove for added warmth and ambiance. Enjoy outdoor living on the lovely two-tiered deck, perfect for morning coffee or evening cocktails, or bbg with convenient gas hookup. The backyard is partially fenced and lined with mature privacy shrubs to the north. A single attached heated garage with updated piping and venting, plus a large driveway with ample parking, complete this move-in ready home. Located in a quiet neighborhood, this home offers the perfect blend of charm, space, and modern convenience!

Built in 1940

## Essential Information

MLS® #	E4446125
Price	\$225,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,114
Acres	0.00
Year Built	1940
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### **Community Information**

Address	5625 53 Street
Area	Vegreville
Subdivision	Vegreville
City	Vegreville
County	ALBERTA
Province	AB
Postal Code	T9C 1J9

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Crawl Space, Deck, Fire Pit, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Heated, Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Shopping Nearby, Treed Lot, Partially Fenced
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	12
Zoning	Zone 60

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