

\$389,000 - 4941 45 Avenue, Vegreville

MLS® #E4449297

\$389,000

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	\$389,000
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 6

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 29th, 2025 at 4:47am MDT