

## \$299,000 - 5342 45 Avenue, Vegreville

MLS® #E4428311

**\$299,000**

3 Bedroom, 2.50 Bathroom, 2,131 sqft

Single Family on 0.00 Acres

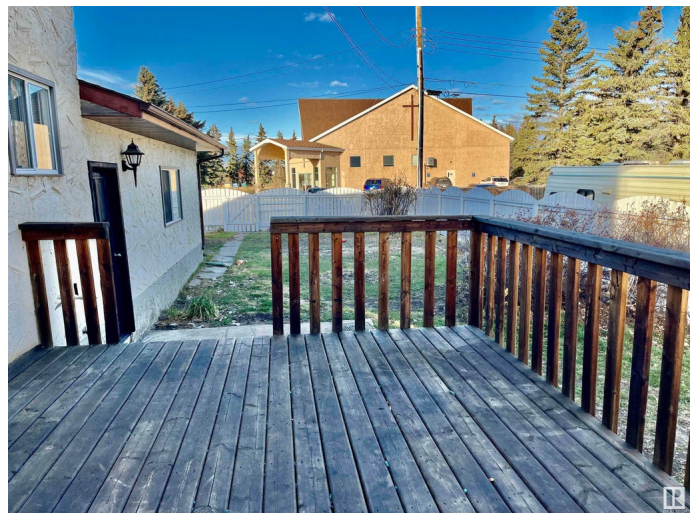
Vegreville, Vegreville, AB

LOOKING FOR A LARGE HOME !!! with RV Parking and a Fully Fenced Yard with east facing deck. Well, over 2000 sq.ft. of living space this 3 bedroom 3 bathroom home has so much to offer. Sunk in living room and a Sunk in Family Room a spacious kitchen with a breakfast area plus a dining room. Come in from the double oversized garage and enter a main floor laundry room with a bathroom and an office/bonus room (or make it into another bedroom) . On the upper floor you will find 3 large bedrooms (with the main bedroom having a 2pc. bath) and a 4pc. bathroom. The basement is unfinished but there is a roughed in bathroom and go down to another basement area perfect for storage. QUICK POSSESSION IS AVAILABLE. Close to school, soccer fields, and a quick walk to rec. facilities.

Built in 1979

### Essential Information

MLS® #	E4428311
Price	\$299,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,131



Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5342 45 Avenue
Area	Vegreville
Subdivision	Vegreville
City	Vegreville
County	ALBERTA
Province	AB
Postal Code	T9C 1X2

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached, Parking Pad Cement/Paved, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 30th, 2025

Days on Market 36

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 May 5th, 2025 at 2:17am MDT