

# \$205,000 - 5314 45 Street, Vegreville

MLS® #A2264974

## \$205,000

4 Bedroom, 2.00 Bathroom, 752 sqft  
Residential on 0.00 Acres

NONE, Vegreville, Alberta

Visit REALTOR® website for additional information. Charming 4-Bedroom Bungalow Near St. Mary's School Vegreville, A Welcome to this well-cared-for family bungalow in the heart of Vegreville a fantastic opportunity to own a home that blends comfort, updates, and location in one perfect package. Built in 1953 and offering 816 sq. ft. of thoughtfully maintained living space, this 4-bedroom, 2-bathroom home combines timeless character with modern upgrades ideal for families, first-time buyers, or anyone looking for a move-in-ready home in a great neighborhood. Located just steps from St. Mary's Catholic School, you'll love the quiet, family-friendly area with parks, schools, and shopping nearby. Features & Updates: New fence adds privacy and curb appeal Hot water tank replaced (2023). New oven (Spring 2025) New dryer (September 2025), Basement bathroom currently being renovated 16' Ã— 24' garage with back-alley access Paved

Built in 1953

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2264974  |
| Price      | \$205,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 752         |
| Acres          | 0.00        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5314 45 Street            |
| Subdivision | NONE                      |
| City        | Vegreville                |
| County      | Minburn No. 27, County of |
| Province    | Alberta                   |
| Postal Code | T9C 1A1                   |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Off Street, Single Garage Detached |
| # of Garages   | 4                                  |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Storage, Sump Pump(s)                                           |
| Appliances        | Freezer, Range Hood, Stove(s), Washer/Dryer, Window Coverings, Portable Dishwasher |
| Heating           | Forced Air                                                                         |
| Cooling           | None                                                                               |
| Fireplaces        | Gas                                                                                |
| Has Basement      | Yes                                                                                |
| Basement          | Full                                                                               |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Yard                                                      |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Concrete, Wood Frame                                              |
| Foundation        | Poured Concrete                                                   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 16                 |
| Zoning         | RS                 |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.