

# \$208,000 - 5201 45b Avenue, Vegreville

MLS® #A2198356

**\$208,000**

3 Bedroom, 3.00 Bathroom, 1,280 sqft  
Residential on 0.21 Acres

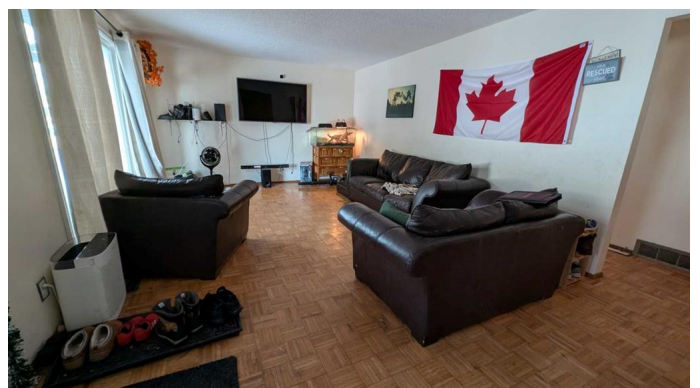
Vegreville, Vegreville, Alberta

Plenty of livingspace in this 1,280 sq ft bungalow. Charming front step will lead you into the bright and inviting living room. Kitchen comes with an abundance of counter and cupboard space. Primary bedroom is spacious, including a 2 pc en suite. Two additional bedrooms on the main floor, along with a 4 piece bathroom. Basement is open and ideal for recreational use, kids will love it down there. There's a third bathroom downstairs for additional convenience. Loads of storage space too. Single attached garage is handy to have so close. Check out the detached double garage in the back. Massive fenced yard, ideal for those with children

Built in 1976

## Essential Information

MLS® #	A2198356
Price	\$208,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,280
Acres	0.21
Year Built	1976
Type	Residential
Sub-Type	Detached



Style Bungalow  
Status Active

### Community Information

Address 5201 45b Avenue  
Subdivision Vegreville  
City Vegreville  
County Minburn No. 27, County of  
Province Alberta  
Postal Code T9C 1L5

### Amenities

Parking Spaces 3  
Parking Double Garage Detached, Single Garage Attached  
# of Garages 3

### Interior

Interior Features Storage  
Appliances See Remarks  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features None  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Interior Lot  
Roof Asphalt Shingle  
Construction Mixed  
Foundation Poured Concrete

### Additional Information

Date Listed February 27th, 2025  
Days on Market 13  
Zoning Residential

### Listing Details

Listing Office RE/MAX Real Estate (Edmonton) Ltd.

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