

\$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	18
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.