



## 4509 57A Avenue Vegreville AB

\$309,900

This updated bungalow home is the perfect blend of privacy, convenience and comfort on a very private lot in a desired cul-de-sac in Vegreville. This charming bungalow features 3 bedrooms and 2 baths on the main floor, including a primary bedroom with 2 piece ensuite. Airy, open-concept main living area with spacious kitchen, large dining space, and a bright and cozy living room with a wood-burning fireplace. The front and back entries have ample space, ensuring easy access and storage. The finished basement offers a large family room, space for guests or teens, and a full bathroom. Storage space is ample, including a cold room and a sizable laundry/utility room. Outside, the large and private backyard provides room to play, to garden, trees, and a fire pit with a new gazebo. A storage shed adjoins the detached single-vehicle garage. Stress-free-newer roof, siding, furnace, instant hot water, windows. Eco-friendly paved driveway 2022.

Listing Presented By:



Originally Listed by:  
Century 21 Alta

cheryl.semeniuk@century21.ca  
<https://cherylsemeniuk.c21.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net