



## 5238 45 Street Vegreville AB

\$139,900

Charming one-bedroom residence ideal for first-time homeowners or as an investment property in Vegreville. This home boasts a generous kitchen/dining area, a spacious living room and primary bedroom, a four-piece bathroom, 100 amp service with 220 power, and a newer washer/dryer combo in the laundry area. Conveniently located near the hospital, park, and grocery stores. The property sits on a 7500 sq. ft. lot and includes a 30ft x 30ft insulated and heated double car garage with an 18ft garage door, equipped with 220 power, a 100 amp breaker, new wifi-enabled garage remote, and controller. Additionally, it features a wood/coal stove! Updates and upgrades also include new shingles and keyless entry on both house and garage, stand up freezer and portable air conditioner.

Listing Presented By:



Originally Listed by:  
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