



4406 49 Street Vegreville AB

\$294,900

TOTALLY RENOVATED! MOVE IN READY! Many renos since 2013 include: 600sq' addition for the massive kitchen (dishwasher 2023), oversized island & large dining area that lead to the 20x12 covered deck with natural gas hookup. Main Floor Laundry with large soaker sink. Main bath has a corner jacuzzi tub and in-floor heat. Charming living room with a pellet stove. The addition carries on to the added family room in the basement with a gas fireplace. Upgrades that cannot be readily seen include: Re-engineered roof with R40 blow in insulation, shingles, new insulation & drywall on all exterior walls, new drywall on the ceilings, Low E windows on the main floor, new exterior doors, electrical upgrade with new panel box, new plumbing with hot water on demand and filtration system, newer furnace, foam insulation & wrap under the new vinyl siding. Fully fenced back yard does not have any overhead lines. Single detached garage heated with a pellet stove. PRIDE OF OWNERSHIP SHOWS THROUGHOUT THIS SOUTHSIDE BEAUTY!

Listing Presented By:



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