



## 5914 45a Street Vegreville AB

\$399,111

**\*RIVERVIEW ESTATES\*** Family home in a family cul-de-sac! This 4 bedroom & 4 bathroom 2 storey home has features in & out! Beautiful oak kitchen & dining with tons of cupboard space, pantry, gas stove, island and access onto the deck. Also main floor has a formal and main living room (gas fireplace) a 2 piece bathroom & main floor laundry off the attached dbl insulated garage (hot /cold taps) . BIG primary bedroom has a walk in closet & an awesome ensuite bathroom! Two other bedrooms upstairs share the convenience of a Jack and jill ensuite bathroom. Finished basement with an open rec room, bedroom with french doors, lots of storage & bathroom with jacuzzi tub. Other mentionables include newer shingles, hot water tank, air conditioning, central vac & some newer windows . The AMAZING 9171 sq.ft yard has mature trees, plants/shrubs, powered oversized shed, composite deck with nat gas and vies of the beautiful SUNSETS! All this right around the corner from the playground, outdoor rink, schools & golf course!

Listing Presented By:



Originally Listed by:  
Century 21 Alta

kodykuchik@yahoo.ca  
<http://www.vegrevillehomes.com>

**RE/MAX ELITE**

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304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000  
Fax:  
[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)