

## \$369,500 - 4413 48a Street, Vegreville

MLS® #E4439993

**\$369,500**

4 Bedroom, 2.00 Bathroom, 1,187 sqft

Single Family on 0.00 Acres

Vegreville, Vegreville, AB

The Work is Done! Move In Ready on Short Notice! 4 Bedroom, 2 Bathroom Home Located on a Prime South Side Lot in the Friendly Community of Vegreville. Great Location as Just Over a Block from the Hockey Rink, Swimming Pool, Sunshine Club, Exhibition Grounds and Curling Rink. Features of the Home Include , Fresh Paint, Vinyl Plank Flooring, Stainless Steel Quality Appliances, New Kitchen Cabinets with Quartz's Counter Tops and a Finished Basement with a Wood Burning Fireplace, Family Room, Bedroom, Bathroom, Laundry Room and a New Hot Water Tank in 2024. Property Boasts an Attached Garage Plus a Huge 26' x 30' Shop/Garage. Perfect for the Handyman, Car Collector, Carpenter etc. The Backyard Consists of Composite Lumber Patio, Garden Area, Grassed Area and Still Plenty of Room for Family Activities. A Must View Property!

Built in 1966

### Essential Information

MLS® #	E4439993
Price	\$369,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,187



Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4413 48a Street
Area	Vegreville
Subdivision	Vegreville
City	Vegreville
County	ALBERTA
Province	AB
Postal Code	T9C 1A8

### Amenities

Amenities	Off Street Parking, On Street Parking, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows
Parking Spaces	6
Parking	Double Garage Detached, Over Sized, Single Garage Attached, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Vegetable Garden, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      A.L. Horton  
Middle                              St. Mary's  
High                                 St. Mary's

**Additional Information**

Date Listed                      May 31st, 2025  
Days on Market                38  
Zoning                              Zone 60

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Listing information last updated on July 7th, 2025 at 10:47pm MDT