

## \$549,000 - 4326 52 St, Vegreville

MLS® #E4444474

**\$549,000**

3 Bedroom, 3.00 Bathroom, 2,172 sqft

Single Family on 0.00 Acres

Vegreville, Vegreville, AB

Beautiful south side custom built cedar 1 ½ storey home with huge 13463 sq ft yard with exceptional views! This well designed floor plan with has open concept vaulted ceilings, plenty of windows, loft area, front foyer, open concept living room and kitchen, featuring stacked stone wall with natural gas fireplace. The kitchen is impressive with stainless steel appliances, natural gas stove! The property also features an oversized master bedroom with plenty of closet space and 3 pc ensuite, fully finished basement with rec area, bar, and 3rd bedroom, 3 piece bath and more storage. Plenty of extras including main floor laundry located off the double attached heated/insulated garage, in floor heat, central vac system, natural gas for BBQ, fully fenced landscaped yard, including storage shed, RV parking, garden area, large deck for entertaining, and exposed aggregate driveway and sidewalk!

Built in 2007

### Essential Information

MLS® #	E4444474
Price	\$549,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	2,172
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	4326 52 St
Area	Vegreville
Subdivision	Vegreville
City	Vegreville
County	ALBERTA
Province	AB
Postal Code	T9C 1A3

### **Amenities**

Amenities	Deck, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached, Heated, Insulated, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Satellite TV Dish, Storage Shed, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Schools, Vegetable Garden
Roof	Asphalt Shingles

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	1
Zoning	Zone 60

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Listing information last updated on June 27th, 2025 at 7:32pm MDT