

## \$469,000 - 4522 60 Avenue, Vegreville

MLS® #E4450207

**\$469,000**

3 Bedroom, 2.00 Bathroom, 1,501 sqft

Single Family on 0.00 Acres

Vegreville, Vegreville, AB

RIVERVIEW ESTATES! The home is located on a great sized pie shaped lot and there is no neighbours off the back of the property. You will be pleased the moment you walk through the front door. There is a large entrance area and it looks out over the living room, dining room and kitchen. If you like open concept floor plans this house is for you and perfect for those who like to entertain. The kitchen is spacious with gorgeous cabinets and ample counter space. There is a patio door off the kitchen and it leads you out to a beautiful deck and your private back yard. There are 3 massive bedrooms on the main floor and the primary bedroom has a huge walk in closet and gorgeous ensuite. The basement in the home is unspoiled and awaiting your future plans. The oversized double garage is perfect for storing all the toys! The home is equipped with central air conditioning for the summer AND has a heated garage for the winter months!

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450207  |
| Price     | \$469,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,501                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4522 60 Avenue |
| Area        | Vegreville     |
| Subdivision | Vegreville     |
| City        | Vegreville     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9C 1V8        |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Air Conditioner, Deck                     |
| Parking   | Double Garage Attached, Heated, Insulated |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                               |
| Stories           | 1                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                                        |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Prefab, Fiber Cement                              |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Playground Nearby |
| Roof              | Asphalt Shingles                                  |
| Construction      | Prefab, Fiber Cement                              |
| Foundation        | Insulated Concrete Form                           |

### Additional Information

Date Listed July 29th, 2025

Days on Market 25

Zoning Zone 60

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Listing information last updated on August 22nd, 2025 at 11:47pm MDT