



**GRASSROOTS**  
REALTY GROUP

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**5518 50 Street**  
**Vegreville, Alberta**

**MLS # A2261020**



**\$227,900**

<b>Division:</b>	Vegreville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** None

Welcome to this well-kept 1200 sq. ft. home, offering a perfect blend of comfort and convenience. Featuring many newer appliances, shingles replaced within the last 5 years and new windows. This property is move-in ready and waiting for its next owner. Enjoy a fully fenced backyard, perfect for pets or children. The property also includes a single-car garage, adding both storage and functionality. Located in the friendly community of Vegreville, you'll be close to schools, parks, and all local amenities. Don't miss this great opportunity to own a solid home with thoughtful updates in a fantastic location!