

\$539,900 - 35 54200 Rge Road 265, Villeneuve

MLS® #E4456370

\$539,900

4 Bedroom, 2.00 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Villeneuve, Villeneuve, AB

Country living with city amenities just 7 km from St. Albert! Welcome to the charming hamlet of Villeneuve. This fully renovated raised bungalow was redone nearly to the studs. Enjoy a stunning custom kitchen with stainless steel appliances, a massive island, and quartz countertopsâ€”perfect for entertaining. Two main-floor bedrooms share a beautifully updated bath with dual sinks and tiled tub/shower. The finished basement features a large rec room, another stylish 4-piece bath, and two more bedrooms. The oversized, over-height 28x22.5 attached garage and mudroom entry were added approximately 10 years ago. Out front, a newer 62-ft concrete driveway easily fits 6 vehicles, or a large RV. The lot is 0.22 of an acre with the backyard fully fenced with a spacious deck off the dining room, offering serene southern views of open fields, St. Peterâ€™s Church, and Villeneuve Hall. A wonderful place to call home!

Built in 1983

Essential Information

MLS® #	E4456370
Price	\$539,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,184
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	35 54200 Rge Road 265
Area	Villeneuve
Subdivision	Villeneuve
City	Villeneuve
County	ALBERTA
Province	AB
Postal Code	T8T 0E2

Amenities

Amenities	Deck, Detectors Smoke, No Smoking Home
Parking	Double Garage Attached, Insulated, Over Sized

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed September 5th, 2025

Days on Market 11

Zoning Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 16th, 2025 at 2:47am MDT