



GRASSROOTS
REALTY GROUP

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120 7 Avenue N
Vauxhall, Alberta

MLS # A2248162



\$529,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,282 sq.ft.	Age:	-
Beds:	4	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached, Off Street		
Lot Size:	1.41 Acres		
Lot Feat:	Landscaped, Lawn, Many Trees, Private, Underground Sprinklers		

Heating:	Mid Efficiency, Natural Gas	Water:	Public
Floors:	Carpet, Concrete, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	10-13-16-W4
Exterior:	Stucco	Zoning:	Land, Residential Improve
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Pantry, Storage, Suspended Ceiling, Vinyl Windows		

Inclusions: n/a

Have the best of both worlds with town services and the space and privacy of country living right on the edge of Vauxhall. This 1.41 acre property features a 4 bedroom, 2 bathroom home in excellent condition showing pride of ownership throughout. Enjoy the oversized double detached heated garage with high ceilings and workshop space as well as extra sheds and powered workshed. The massive yard is immaculate with many many mature trees and secluded outdoor living space. No worries about water with underground sprinklers, irrigation equipment and access to the irrigation system. The home has a large kitchen with excellent cabinetry leading to a large dining area exiting onto the large rear patio. This property offers many features and an excellent location.