



GRASSROOTS
REALTY GROUP

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113 2 Avenue
Vauxhall, Alberta

MLS # A2254959



\$225,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	727 sq.ft.	Age:	1960 (65 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.32 Acre		
Lot Feat:	Few Trees, Lawn, Low Maintenance Landscape		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Metal

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Residential

Utilities: -

Inclusions: Fridge, stove, microwave, washer, dryer, shed

Looking to escape the city? Check out this cute 2 bedroom, 2 bathroom gem! Located in Vauxhall, just 20 mins from Taber on a large mature 100' lot allowing plenty of space for a second garage, a large garden or simply enjoy the space! The home shows pride of ownership and has an open floor plan on the main level with a bedroom and 4pc bath as well. A second bedroom, 2pc bath and family room along with the laundry space are located in the lower level. With a long driveway and a single detached garage, there's ample parking space. You'll find a gas line for a BBQ on the front deck, a metal roof and pvc windows. Vauxhall offers restaurants, a grocery stores, law office, bank, K-12 school, tennis courts, outdoor pool, arena and well known baseball academy.