



GRASSROOTS
REALTY GROUP

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122 3 Avenue N
Vauxhall, Alberta

MLS # A2255668



\$240,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	786 sq.ft.	Age:	1952 (73 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This 4 bedroom, 1 bathroom is located in the heart of Vauxhall, which offers small town living. From groceries and restaurants to banks, an outdoor pool and K-12 school, all just a short drive to Taber or Brooks. Tucked away on 3rd ave in a mature treed yard, you'll find hardwood floors, pvc windows, 2 bedrooms on the main floor complete with a dining space and kitchen next to the large living room. The lower level is finished with 2 more bedrooms, a storage space and large laundry/utility area. Over time the furnace, shingles and water tank have been replaced for your peace of mind. Growing a garden and still having space for kids things is possible in the large fenced yard that also has a single garage. Check it out for yourself and did we mention...it's move in ready! Plan to visit.