



**GRASSROOTS**  
REALTY GROUP

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**631 6 Street N**  
**Vauxhall, Alberta**

**MLS # A2258403**



**\$169,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	803 sq.ft.	<b>Age:</b>	1945 (80 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Off Street		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Many Trees, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer

Time to own a HOME! Or keep this as a rental and build on the land later. Affordable and do-able. This little bungalow is almost 7 Square Feet and is located in the quiet town of Vauxhall just steps north of the school. The lot is 50' x 190' with plenty of space for a large garage, garden or possibly a mother in-law suite. The main floor hosts a spacious entry way, kitchen with ample cabinets, a large primary bedroom with 2 closets, a 4pc bathroom and dining/living room with patio doors to a covered deck to enjoy during most seasons! In the full basement you'll find an office or hobby room, second bedroom, 3pc bathroom, laundry room and storage. The exterior, electrical, plumbing and windows have all been updated already for peace of mind. Mature trees shelter the yard and there's a single garage out back that looks as though it could have been a house at one time. The possibilities are endless so plan a visit!