



GRASSROOTS
REALTY GROUP

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207 9 Street N
Vauxhall, Alberta

MLS # A2259467



\$259,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,010 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	See Remarks		

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

Inclusions: Fridge, Stove, Dishwasher, Central A/C, Blinds, Curtains & Rods

Looking for a small rural town to raise a family? Look no further, Vauxhall offers amenities like grocery, bank, convenience, bakery, parks, outdoor pool, K-12 school, baseball stadium and more. Visit this 1,000+ sq ft bungalow that features pvc windows, hardwood floors, an updated kitchen and bathroom, 2 bedrooms on the main floor and 2 more in the lower level plus a second bathroom (currently a 2pc but plumbed for a shower) and a nice sized family room. Kids can play for hours in the large yard with toys or help tend to a garden and the single garage out back makes a great spot for fixing vehicles, working on projects or parking in. Plan to visit.