



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**939 2nd Avenue N  
Vauxhall, Alberta**

**MLS # A2261038**



**\$350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,030 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Pantry, Storage, Vinyl Windows		

**Inclusions:** Fridge, stove, b/i dishwasher, washer and dryer, window coverings, ceiling fans, w/coverings, c/air, 2 sheds

Well cared for bungalow home, with 5 bedrooms, 2 bathrooms, kitchen has lots of cabinets plus a pantry, lots of natural light. Both bathrooms up and down have been redone. The main floor has 3 bedrooms and 4pc bathroom and the basement is fully developed with a small family area, 2 more bedrooms, laundry tons of storage and another 4pc bathroom. Fully fenced huge back yard with back lane access, lots of extra parking if needed along with RV parking. Located in the quiet community of Vauxhall.