



GRASSROOTS
REALTY GROUP

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225 7 Avenue N
Vauxhall, Alberta

MLS # A2274851



\$195,000

Division:	NONE		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	701 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

Discover incredible value in the friendly community of Vauxhall, Alberta—a small town packed with big amenities. Vauxhall offers everything you need, including excellent schools (elementary, junior/senior high, and a dedicated Low German Mennonite school), grocery stores, gas stations, mechanical shops, an ice rink, a pool, and a large baseball complex where the renowned high school baseball academy trains and hosts games. This townhouse is full of potential and is ideal for a retired couple, a young family, or anyone looking to grow their rental portfolio. Featuring 3 generous bedrooms and 2 bathrooms, updated windows, 100-amp electrical, and freshly cleaned and primed walls ready for your finishing touches, this home is ready for its next chapter. The backyard is a blank canvas ready to become your personal oasis, and the single-car garage adds convenience and storage. Enjoy peaceful prairie views right from your front window—you'll barely notice your neighbours. Let Vauxhall win you over. Escape the outrageous big-city prices and embrace the rural lifestyle you've been waiting for.