



GRASSROOTS
REALTY GROUP

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509 2 Street N
Vauxhall, Alberta

MLS # A2275140



\$279,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	905 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Dry Bar, Vinyl Windows		

Inclusions: N/A

Family Home on a Quiet Street in Vauxhall! This 4 bedroom bi-level offers convenience, comfort, and excellent outdoor features—ideal for families or those seeking room to grow. The main floor of this home features a beautiful updated kitchen and updated bathroom, along with a bright, functional living room; complete with a wood-burning fireplace and 2 bedrooms. Downstairs are 2 more bedrooms, a large family room featuring a dry bar and lots of room for storage in the laundry/utility/furnace room. Step outside from the dining room to a covered and screened-in 8' x 20' deck, perfect for relaxing or entertaining in any season. The large, fully fenced yard includes a dedicated garden area, room for RV parking, and a 20' x 24' detached garage, providing exceptional storage and flexibility. Also included with this home is central air conditioning, underground sprinklers in the front yard and all appliances. Make this home your family's home today!