



**245 5 Avenue N
Vauxhall, Alberta**

MLS # A2296752



\$439,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,645 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), High Ceilings		

Inclusions: N/A

Welcome to 245 5 Ave in Vauxhall—a spacious, character-filled bungalow on a desirable corner lot in a quiet neighbourhood surrounded by well-kept homes, with no neighbours to the east for added privacy. This large home features 5 bedrooms, 2.5 bathrooms, and a double attached garage, making it a great fit for a growing family or anyone needing extra space. Inside, you’ll love the vaulted ceilings with beautiful beam work and tongue-and-groove detail that add warmth and charm to the main living area. The updated kitchen offers plenty of room to gather, and the hardwood floors bring timeless appeal. Enjoy the convenience of a main floor laundry room—no need to head downstairs. The basement offers even more living space, complete with a cozy wood-burning fireplace, perfect for relaxing evenings. Located close to the pool, school, and ball diamond, this home combines space, comfort, and location—an opportunity you won’t want to miss.