



**602 3 Avenue N  
Vauxhall, Alberta**

**MLS # A2301964**



**\$225,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Gazebo		

<b>Heating:</b>	Natural Gas, Wall Furnace
<b>Floors:</b>	Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Crawl Space
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R
<b>Utilities:</b>	-

**Inclusions:** All shelving & wood work table in Garage (folding tables not included). Carpet, overhead heater, & propane fireplace in Gazebo. Fridge, cabinet, & shelving in Pantry, 2 portable air conditioners

Welcome to 602 3rd Avenue North in Vauxhall, where pride of ownership truly shines. This well maintained bungalow has seen extensive updates since 2019, including electrical throughout the house and garage, roofing, plumbing, wall mounted gas furnaces so that if your power fails, your house will be heated and don't have to worry about pipe freezing etc. Cost effective light fixtures, kitchen renovations, windows, hot water tank, eavestroughs, bathroom ventilation, flooring, and modern kitchen appliances are another concern that are something that does not need to be addressed. There is no major upgrade required for this house. This charming single level home offers the convenience of no stairs, making it accessible and easy to enjoy. Featuring 3 bedrooms, and a comfortable living room, the layout feels both cozy and functional for everyday living. The kitchen boasts an extended pantry that includes shelving and a second fridge with a large lower drawer freezer. The heated garage includes all shelving to make storage and organization simple and convenient. The gazebo includes the propane fireplace with tank, ceiling heater, and carpet to be enjoyed beyond more than summer use. Situated on a large corner lot, the property borders two schools and is just a short distance to downtown amenities, offering the perfect blend of convenience and small town charm. Lovingly cared for by attentive owners who have consistently stayed on top of maintenance, this home is truly move in ready. If you're looking for affordable living in a welcoming smalltown setting, this property is a must see.