



GRASSROOTS
REALTY GROUP

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718 3 Avenue N
Vauxhall, Alberta

MLS # A2315577



\$475,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Front/Back, Bungalow		
Size:	1,621 sq.ft.	Age:	1956 (70 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	Res
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Pantry, See Remarks		

Inclusions: N/A

Step into a truly unique property in the heart of Vauxhall. This beautifully restored former church has been thoughtfully transformed into a stylish and modern 2-unit residence while still preserving the character and charm that make it stand out. From the moment you walk in, the soaring ceilings and expansive spaces create an upscale atmosphere that feels both elegant and inviting. Taken right back to the bare walls, the entire building has been extensively rebuilt to meet modern building codes, offering peace of mind alongside timeless appeal. The north unit features 3 bedrooms, 1.5 bathrooms, spacious main floor laundry, and a well-appointed kitchen with an abundance of cupboard space. The south unit offers 2 bedrooms, 1.5 bathrooms, and its own convenient main floor laundry setup. Perfectly situated between the school and a beautiful park, this property enjoys a prime location in the thriving community of Vauxhall. Whether you are looking to expand your investment portfolio or live comfortably in one unit while generating rental income from the other, this is a rare opportunity with flexibility, character, and long-term value.