



GRASSROOTS
REALTY GROUP

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616 3rd Avenue N
Vauxhall, Alberta

MLS # A2321894



\$255,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,059 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, Triple Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, No Animal Home		

Inclusions:	None
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Cute 3-bedroom home in the middle of a small town. The home is well-maintained and pleasantly updated with a fresh coat of paint, crown moulding, and wall detailing. Newly replaced furnace as of 2024. The triple detached garage is the highlight of the property at 24x40 ft, plenty of space for hobbies, vehicles, or storage. Come check out this inviting opportunity today!