



**GRASSROOTS**  
REALTY GROUP

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107 9 Street N  
Vauxhall, Alberta

MLS # A2323917



**\$241,900**

|           |                                                        |        |                   |
|-----------|--------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                   |        |                   |
| Type:     | Residential/House                                      |        |                   |
| Style:    | Bungalow                                               |        |                   |
| Size:     | 868 sq.ft.                                             | Age:   | 1954 (72 yrs old) |
| Beds:     | 4                                                      | Baths: | 1                 |
| Garage:   | Additional Parking, Off Street, Single Garage Detached |        |                   |
| Lot Size: | 0.17 Acre                                              |        |                   |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Lawn, Level          |        |                   |

|             |                                      |            |   |
|-------------|--------------------------------------|------------|---|
| Heating:    | Forced Air                           | Water:     | - |
| Floors:     | Hardwood, Laminate, Linoleum         | Sewer:     | - |
| Roof:       | Asphalt Shingle                      | Condo Fee: | - |
| Basement:   | Full                                 | LLD:       | - |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame   | Zoning:    | R |
| Foundation: | Poured Concrete                      | Utilities: | - |
| Features:   | Closet Organizers, Laminate Counters |            |   |

**Inclusions:** Blinds, Refrigerator, Stove, Microwave, Washer, Dryer.

Welcome to this cozy 4-bedroom, 1-bathroom single-family home nestled in the peaceful community of Vauxhall. With a recently updated roof (2022) and a brand-new furnace (2024), this home is move-in ready and perfect for first-time buyers or growing families. The property features a single detached garage, ideal for parking or additional storage. Located on a spacious lot, this home offers both comfort and potential for future upgrades. Enjoy the tranquility of small-town living while having local amenities and schools. Don't miss the opportunity to own this well-maintained home with key updates.