



GRASSROOTS
REALTY GROUP

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303 2 Avenue
Vauxhall, Alberta

MLS # A2325364



\$337,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,070 sq.ft.	Age:	1954 (72 yrs old)
Beds:	5	Baths:	2
Garage:	Carport, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Corner Lot, Level		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Vinyl Siding

Foundation: Poured Concrete

Features: Separate Entrance, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: n/a

Here's a great opportunity to own a 5 bedroom home on a large corner lot in the town of Vauxhal. Just 1 hour from Lethbridge and 20 minutes to Taber this affordable home offers an inviting atmosphere with 2 bedrooms, a full bath, breakfast bar kitchen and dining room with sliding patio doors to the back deck. Downstairs has a large family room, 3 bedrooms and a full bath, with a great opportunity to make all this a suite as one of these bedrooms has a 240 volt circuit for a major appliance. And with plumbing available behind the wall, it would be quite easy to make this room a kitchen. Access to basement is two ways, from inside the house, or the separate entrance from outside. Speaking of outside, this lot is almost a quarter acre offering endless potential. Parking is a not an issue either with the covered car part on one side and potential for an additional driveway to the concrete pad on the other side of the house. So, with appliances included, newer roof shingles and central air this house in Vauxhal is calling you.