



GRASSROOTS
REALTY GROUP

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210 7 Street N
Vauxhall, Alberta

MLS # A2327449



\$318,885

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	996 sq.ft.	Age:	-
Beds:	4	Baths:	1
Garage:	Double Garage Detached, Heated Garage, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Low Maintenance Landscape, Private		
Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-

Features: Open Floorplan

Inclusions: None

Exceptionally maintained and move-in ready, this stunning 4-bedroom bungalow offers the perfect blend of timeless charm and functional modern living. The main floor welcomes you with an open-concept kitchen, dining, and living area seamlessly tied together by gorgeous, timeless hardwood flooring. Two comfortable bedrooms and a clean 4-piece bathroom complete this level. The bright basement defies expectations, flooding with abundance of natural light throughout a spacious recreation room, a dedicated laundry area, and two additional well-sized bedrooms perfect for guests or family. Situated on a generous lot backing onto a lane, the property features a massive, oversized double detached garage out back—an absolute dream setup for parking and storage, with the rear lane access making it incredibly handy for pulling in your RV or boat. Combining small-town tranquility with pristine pride of ownership, this beautiful home is a must-see!