



GRASSROOTS
REALTY GROUP

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211 9 St N
Vauxhall, Alberta

MLS # A2329865



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	953 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Few Trees, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: N/A

Welcome to this charming family home that offers the perfect blend of comfort, space, and recent updates. With four bedrooms, including two on the main floor and two large bedrooms in the mostly finished basement, there's plenty of room for a growing family, guests, or a home office. The functional kitchen features an abundance of cabinets and storage, making meal prep and entertaining a breeze. The updated main floor bathroom, along with new flooring and fresh paint throughout parts of the home, gives the interior a fresh, welcoming feel. Enjoy peace of mind with valuable updates already completed, including a hot water tank replaced approximately six years ago and a brand-new roof installed in 2025 on the house, detached garage, and storage shed. Step outside to a fully fenced backyard that's perfect for children, pets, gardening, or summer gatherings. Car enthusiasts, hobbyists, or anyone needing extra workspace will appreciate the impressive 27' x 25' heated detached garage, offering plenty of room for vehicles, tools, and projects. Whether you're searching for your first home, a place to raise your family, or simply looking for extra space both inside and out, this move-in ready home is full of warmth, functionality, and value. Come see everything this wonderful property has to offer!