



GRASSROOTS
REALTY GROUP

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949 3 Avenue N
Vauxhall, Alberta

MLS # A2331402



\$465,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,092 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: Fridge, gas stove, dishwasher, microwave, washer, dryer, all window coverings and blinds, storage shed.

Like new home with new 30' x 30' garage. Home had substantial reno's 4 years ago due to smoke damage/fire new to the studs including wiring, flooring remained which was not effected by the smoke. Very nice kitchen open to dining area and living room, good appliances throughout including gas stove and B.I. microwave. Main floor laundry or bedroom if preferred, newly fully finished basement has 2 bedrooms, office, family room, bathroom and storage. Newly built 30' x 30' garage with 9' doors. Home has 200 amp. elec. service good furnace and HW tank.