



GRASSROOTS
REALTY GROUP

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**315 3 Avenue N
Vauxhall, Alberta**

MLS # A2331674



\$219,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	900 sq.ft.	Age:	1962 (64 yrs old)
Beds:	1	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Few Trees, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks		

Inclusions: Fridge, stove, dishwasher, washer, dryer, B.I. Vacuum

900 sq' home with full basement. Two rooms in the basement need windows to make this a legal 3 bedroom home, large back entry opens to nice deck to relax and barbeque, yard is great for those that want to garden with lots of perennials, raspberries and hot house attached to back of home with basement entry, main floor laundry in bathroom and upgraded furnace and HW tank.