



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

222 6 Street N
Vauxhall, Alberta

MLS # A2334884



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,167 sq.ft.	Age:	1951 (75 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Heated Garage, On Street, Sir		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, No Neighbours Behind		

Heating:	Boiler, Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco	Zoning:	commerical with residenti
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Looking for a home with the possibility to run your business from? This would be the place! The house is a 2 storey home with 4 bedrooms and a 4pc bathroom on the upper level. The main floor has a nice sized living room with bay window, kitchen/dining space and 2pc washroom. Completing the house is an undeveloped basement with laundry area and plenty of space for ore rooms. Attached to the home is a large 47.5' x 24.4' heated garage and off of it is a 23' x 23' heated store front/den area that would make the perfect man cave. More storage space is located just off the den with rows of shelving and built in work benches that has it's own separate access for your convenience. Enjoy the landscaped yard full of beautiful flowers backing onto an RV pad and detached single garage. With a little TLC, the potential is here! Book a showing with your favourite realtor.