



GRASSROOTS
REALTY GROUP

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307 3 Avenue
Vauxhall, Alberta

MLS # A2344573

\$335,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,101 sq.ft.	Age:	-
Beds:	4	Baths:	2 full / 1 half
Garage:	Aggregate, Drive Through, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: metal garden shed, 1 additional refrigerator, sump pump

This charming 1101 square foot, 4 bed, 3 bath bungalow in Vauxhall is located in an excellent location. Large yard with pull through gravel driveway into lane access and 20x14 foot heated, electrified, insulated workshop in back yard. Rear covered deck and nice tall privacy hedge. Inside you'll find a large rear entry, 2 bedrooms up with 2 bathrooms, including full ensuite bathroom off the primary bedroom. Additionally, the open concept main floor had a spacious, well appointed kitchen with island, large dining room and ample living room. Downstairs, there is a large amount of storage space, cold storage, a 3pc bathroom and two additional large bedrooms. The home has a high efficiency furnace as well as a durable metal roof.