



GRASSROOTS
REALTY GROUP

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604 6 Street N
Vauxhall, Alberta

MLS # A2347401

\$525,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,306 sq.ft.	Age:	2009 (17 yrs old)
Beds:	7	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RES
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this well-kept 2009 bungalow in the heart of Vauxhall! With 1,306 square feet on the main floor, you'll find three bedrooms including a primary with a two-piece ensuite, plus a four-piece main bath. Downstairs, three more bedrooms, another full four-piece bath, and a spacious rec room give you all the room a growing family needs. Step outside to a generous, beautifully maintained yard with plenty of space for summer barbecues, gatherings, and room for the kids to run. Add in an oversized 25 by 26 detached double garage and you've got space for the vehicles, the toys, and the projects. Best of all, you're right next door to Vauxhall's Jets ball diamond, so game nights are just steps from your front door. Book your showing today!