



GRASSROOTS
REALTY GROUP

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514 2 Street N
Vauxhall, Alberta

MLS # A2351543

\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,169 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully maintained bungalow situated on a spacious double lot in the quiet community of Vauxhall! This property offers an incredible combination of comfortable family living, generous outdoor space, and a fantastic new 24' x 36' shop! The main floor features 3 bedrooms, 1.5 bathrooms, and an updated kitchen with plenty of cupboard space. One of the upstairs bedrooms is currently being used as a convenient laundry room, but with additional washer and dryer hookups in the basement, it can easily be converted back into a bedroom. Downstairs, you'll find a spacious basement with 2 additional bedrooms, including one with its own walk-in closet and ensuite bathroom. Outside, the beautifully kept yard features mature trees, a large deck, two storage sheds, and an additional attached storage room. The property also includes a single attached garage and an impressive new shop, offering plenty of room for vehicles, hobbies, projects, or a potential home-based business. Located on a quiet street, this tidy, well-cared-for property offers space, versatility, and endless possibilities. Whether you're looking for a place to raise a family, enjoy your hobbies, or establish a home-based business, this property has so much to offer. Move-in ready and waiting for its next owners! Call your REALTOR® today to book a private showing!