

\$270,997 - 310 3 Avenue N, Vauxhall

MLS® #A2083762

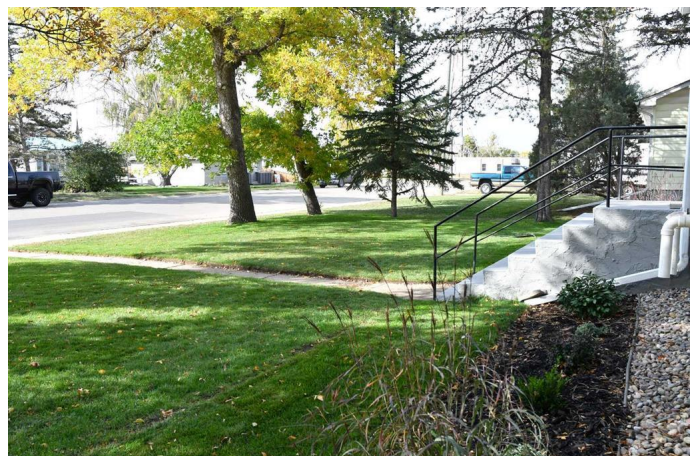
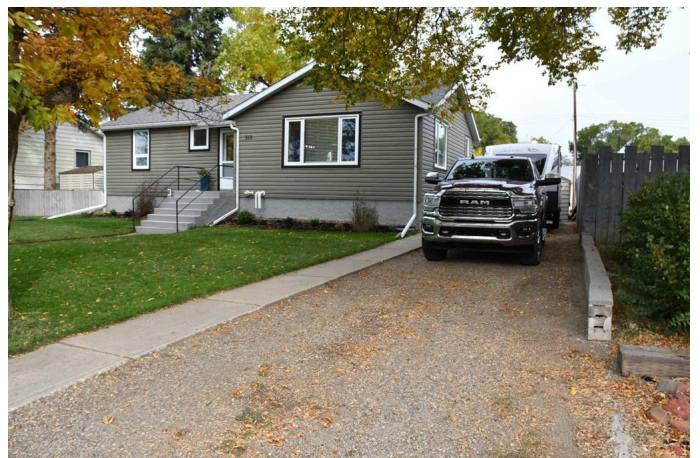
\$270,997

4 Bedroom, 2.00 Bathroom, 1,073 sqft

Residential on 0.21 Acres

NONE, Vauxhall, Alberta

This bungalow is the perfect family home, on a quiet street in Vauxhall, where all the hard work has already been done for you. This 1,073 sqft open floor plan, has newer vinyl plank flooring and main floor has been freshly painted throughout. On the main level is a bright large living room and 2 bedrooms with a 4 piece bathroom. The spacious kitchen is equipped with stainless steel appliances for all your cooking and baking needs for the family, complemented by a functional dining room. For those beautiful fall evenings, the patio doors lead onto the 10'x16' two-level deck, perfect for BBQing and entertaining. Your family will enjoy the private backyard with mature trees, and plenty of room for the kids and pets to play. Newer carpet throughout the lower level family room and 2 bedrooms. Completing the downstairs is a 3 piece bathroom, and large laundry room with plenty of room for storage. Included with this home are the smart dial energy efficient front load washer and dryer and a small deep freeze. Plenty of parking at this property, with street parking, vehicles & RV parking along the side of the home and more space off the alley access. All the windows in the home have been upgraded to pvc windows, new doors and vinyl siding. Newer shingles were installed in the last couple of years, including soffit, fascia and eavestroughs. Other recent upgrades include: new hot water tank (2020), upgraded energy-efficient furnace, newer PVC plumbing, and upgraded 100 amp electrical



panel. Vauxhall is a friendly small town known as the Potato Capital of the West with K-12 school, hospital, grocery store and all the amenities that you could need. This home is just waiting for your family and your personal touch! Move-in ready! Call your Local Realtor today for a showing.

Built in 1951

Essential Information

MLS® #	A2083762
Price	\$270,997
Sold Price	\$267,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,073
Acres	0.21
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	310 3 Avenue N
Subdivision	NONE
City	Vauxhall
County	Taber, M.D. of
Province	Alberta
Postal Code	T0K 2K0

Amenities

Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Garage Faces Front, Off Street, Parking Pad, RV Access/Parking, Single Garage Detached

Interior

Interior Features	Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan
Appliances	Convection Oven, Dishwasher, Electric Range, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer, Freezer, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Garden, Low Maintenance Landscape, Gentle Sloping, Landscaped, Level, Street Lighting, Native Plants, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	September 24th, 2023
Date Sold	November 9th, 2023
Days on Market	43
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Community Realty
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