

\$535,000 - 131010 Rng Rd 172, Vauxhall

MLS® #A2103675

\$535,000

4 Bedroom, 3.00 Bathroom, 2,768 sqft

Residential on 6.83 Acres

NONE, Vauxhall, Alberta

Welcome to your rural oasis just outside of Vauxhall! This exceptional 6.83-acre property is a haven for those seeking the perfect blend of tranquility and functionality. Meticulously crafted for a life of comfort and convenience, this home features an array of qualities that make it a true gem in the heart of the countryside.

As you enter through the fenced property, a world of possibilities unfolds before you. Imagine waking up to the picturesque views of your own slice of heaven, where the air is fresh, and the possibilities are endless. The expansive acreage is perfect for those with a passion for animals, as the property is equipped with a new chicken and pig barn, ready to accommodate your feathery and furry friends.

For the equestrian enthusiast, the fenced area is tailor-made for a horse, while there's ample space for a few cattle to graze. A life of self-sustainability beckons, with the potential to raise pigs and chickens, providing you with the freshest produce right at your doorstep. The outbuilding with a spacious root cellar is a testament to the thoughtful design that defines this property.

The heart of this rural retreat lies in its immaculate 4-bedroom, 3-bathroom home. Recently renovated from top to bottom, the residence offers a spacious 2767 square feet



of living space. The main floor primary bedroom is a sanctuary in itself, featuring a generous walk-in closet, a luxurious ensuite bathroom, and a flexible additional space ideal for a nursery, walk-in closet, or private office.

Upstairs, discover three additional bedrooms adorned with built-in dressers and a large bonus room, perfect for family gatherings or leisurely pursuits. The recently finished basement is a haven for storage and recreation, providing the ideal space for all your hobbies and belongings. The exterior of the property showcases a large detached garage, recently expanded to house a semi-truck, a substantial workshop, or multiple vehicles.

Seize the opportunity to embrace rural living at its finest, where the charm of the countryside meets the comfort of modern living. This property is not just a home; it's a lifestyle waiting to be embraced. Contact your Realtor today to experience the magic that awaits you just outside of Vauxhall!

Built in 1941

Essential Information

MLS® #	A2103675
Price	\$535,000
Sold Price	\$535,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,768
Acres	6.83
Year Built	1941
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence

Status	Sold
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Community Information

Address	131010 Rng Rd 172
Subdivision	NONE
City	Vauxhall
County	Taber, M.D. of
Province	Alberta
Postal Code	T0K 2K0

Amenities

Parking	Quad or More Detached
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Interior

Interior Features	Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Garden
Lot Description	Landscaped
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 26th, 2024
Date Sold	April 26th, 2024
Days on Market	91
Zoning	RS
HOA Fees	0.00

Listing Details

Listing Office	2 PERCENT REALTY
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