

# \$199,000 - 108 3 Avenue N, Vauxhall

MLS® #A2199634

**\$199,000**

5 Bedroom, 1.00 Bathroom, 1,203 sqft

Residential on 0.24 Acres

NONE, Vauxhall, Alberta

Stop renting! Own this home for less. This 2 storey home has 5 bedrooms, 1 full bathroom, hardwood floors and plenty of storage. Upstairs there are 2 large bedrooms with ample closet space, the main floor hosts a large living room, kitchen needing your favourite appliances, a 4pc bathroom and 2 more bedrooms. Downstairs you'll find a large family room, a 5th bedroom, cold storage perfect for canning goods and a large laundry area with sink. Sitting on a large 87' x 120' lot making plenty of space for a garden, kids toys or larger garage than the single it has. Windows have been changed to pvc, the electrical is being upgraded to 100 amp, the furnace was installed in 2010 and hot water tank in 2021. Vauxhall has that small town feel with the amenities of K-12 school, grocery store, restaurants, outdoor pool, a baseball academy and more plus a short drive to Taber or Brooks.

Built in 1952

## Essential Information

MLS® #	A2199634
Price	\$199,000
Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	1,203
Acres	0.24



Year Built	1952
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	108 3 Avenue N
Subdivision	NONE
City	Vauxhall
County	Taber, M.D. of
Province	Alberta
Postal Code	T0K 2K0

### Amenities

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Rectangular Lot, Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 6th, 2025
Days on Market	44
Zoning	R

### Listing Details

Listing Office

RE/MAX REAL ESTATE - LETHBRIDGE (TABER)

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