

# \$169,900 - 603 2 Avenue, Vauxhall

MLS® #A2193885

**\$169,900**

2 Bedroom, 1.00 Bathroom, 893 sqft

Residential on 0.16 Acres

NONE, Vauxhall, Alberta

Great place to start or continue using it as an investment property! This charming home features updated bathrooms, some flooring, newer hot water tank, furnace and AC to keep you cool on hot summer days. With 2 bedrooms, a nice sized living room, some pvc and an upgraded electrical panel, what more could you ask for? The basement is partial, makes for great storage space and is where you'll find the laundry space. The yard is 50x139 and it's on a corner lot within walking distance to downtown. Plan to visit!

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2193885    |
| Price          | \$169,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 893         |
| Acres          | 0.16        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |              |
|-------------|--------------|
| Address     | 603 2 Avenue |
| Subdivision | NONE         |
| City        | Vauxhall     |



|             |                |
|-------------|----------------|
| County      | Taber, M.D. of |
| Province    | Alberta        |
| Postal Code | T0K 2K0        |

### **Amenities**

|                |                      |
|----------------|----------------------|
| Parking Spaces | 1                    |
| Parking        | Driveway, Off Street |

### **Interior**

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | Central Air             |
| Has Basement      | Yes                     |
| Basement          | Partial, Unfinished     |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Back Yard, Lawn, Few Trees   |
| Roof              | Asphalt                      |
| Construction      | Vinyl Siding                 |
| Foundation        | Poured Concrete, See Remarks |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 89                  |
| Zoning         | R                   |

### **Listing Details**

|                |   |
|----------------|---|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE (TABER) |
|----------------|---|

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