

\$339,900 - 109 3 Avenue N, Vauxhall

MLS® #A2242946

\$339,900

5 Bedroom, 2.00 Bathroom, 1,212 sqft

Residential on 0.16 Acres

NONE, Vauxhall, Alberta

Welcome to this warm and functional bungalow located in a quiet, family-oriented neighborhood in Vauxhall, Alberta — a small town known for its welcoming atmosphere, strong community pride, and safe streets where kids can play freely. You™ll love being within walking distance to parks, schools, the outdoor swimming pool, and the local recreation centre.

Inside, the home features a private front entry hall with a coat closet that opens into a spacious, light-filled living room. A corner wood-burning fireplace adds charm and warmth, while the floor plan wraps around a central wall to create defined yet connected living, dining, and kitchen spaces. The kitchen is both charming and highly functional, with ceiling-height cabinetry, custom pullouts, and full pantry-style storage cabinets built around the fridge. A garburator and open corner shelving around the kitchen window add extra convenience and character. Appliances include a fridge, stove, over-the-range microwave, and dishwasher. Down the hall are three generously sized main-floor bedrooms and a full four-piece bathroom. A built-in laundry chute adds an extra touch of everyday practicality. Off the kitchen, a landing leads to the backyard, where you™ll find a generously sized wooden deck and a matching wooden patio. A custom pergola with built-in bench seating creates the perfect spot for outdoor entertaining or relaxing in the shade. The backyard also includes a fenced



garden area and a 10' x 12' shed for added storage. Downstairs, the fully finished basement offers a large, bright family room – perfect for movie nights, games, or a playroom. Two additional large bedrooms, a utility and laundry room, and a beautifully updated three-piece bathroom featuring tile surround and a rainfall shower head complete the lower level. This well-cared-for home offers space, comfort, and thoughtful design – all set in one of Vauxhall’s most welcoming and walkable neighbourhoods.

Built in 1960

Essential Information

MLS® #	A2242946
Price	\$339,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,212
Acres	0.16
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	109 3 Avenue N
Subdivision	NONE
City	Vauxhall
County	Taber, M.D. of
Province	Alberta
Postal Code	t0k2k0

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Rec
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Wood

Additional Information

Date Listed	July 25th, 2025
Days on Market	29
Zoning	Residential - R

Listing Details

Listing Office	EXP REALTY
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