

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

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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 â€” 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 â€” all set in one of Vauxhallâ€™s most welcoming and walkable neighbourhoods. Call today to set up a private showing and see it for yourself!

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 A

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, Wood Frame  
Foundation Poured Concrete



Additional Information

Date Listed July 25th, 2025  
Days on Market 1  
Zoning Residential - R

Listing Details

Listing Office EXP REALTY

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