

\$749,900 - 161078 Twp 132 Road, Vauxhall

MLS® #A2185650

\$749,900

3 Bedroom, 5.00 Bathroom, 3,344 sqft

Residential on 4.84 Acres

NONE, Vauxhall, Alberta

Looking for an acreage with space for the bustling family? Look no further. With over 3,000 square feet, this home will have space for everyone! As you enter the front door, you'll find a formal sitting area to the left, with glass doors and hardwood floors. From there you'll head into the main living room area featuring a grand vaulted ceiling allowing for extra windows that give more natural light, a gas fireplace for cold winter days and a door leading to the north deck. The Kitchen is loaded with cabinets and an island making it the perfect space for preparing your favourite family meals which you'll enjoy in the dining room right off the kitchen. The main floor is finished off with main floor laundry, an abundance of storage closets, a second access to the north deck and of course, access to the double garage that has a bonus storage space with double doors that open for quads, bikes or any toys needing inside storage. Up the spiral staircase to the upper level, you'll find an open space great for kids to play or for the family computer area or even to practise musical instruments that overlooks the living room. There are 2 large bedrooms and a full bathroom as well. In the basement there's still more space yet! The large family room is perfect for the teens to hang out, use as a library area or whatever creative idea sparks you. Relax in the spacious hot tub room that also conveniently has a 3pc bathroom. A theatre or games room would be the perfect use for the other large room also in



the basement, the space in this house goes on and on! Hold family gatherings, birthday parties, reunions or the like on the huge lawn that is perfectly treed on the west side of the home. Plus there's irrigation for the trees and lawn too and it's all located just north of Vauxhall on highway 36.

Built in 1999

Essential Information

MLS® #	A2185650
Price	\$749,900
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,344
Acres	4.84
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	161078 Twp 132 Road
Subdivision	NONE
City	Vauxhall
County	Taber, M.D. of
Province	Alberta
Postal Code	T0K 2K0

Amenities

Parking	Additional Parking, Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
-------------------	--

Appliances	Other
Heating	Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Landscaped, Level, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 6th, 2025
Days on Market	307
Zoning	CR

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.