# $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 | 249 |
| Zoning | CR |

## Listing Details

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

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