



GRASSROOTS
REALTY GROUP

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25021 RGE RD 254
Cardston, Alberta

MLS # A2267312



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,307 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Driveway		
Lot Size:	5.00 Acres		
Lot Feat:	Level, Pasture		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Country residential
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: None

Beautifully Updated 5-Acre Country Home – Minutes From Town! Looking for peaceful country living with the convenience of town just minutes away? This stunning 5-acre property offers the best of both worlds! Originally built in 1955, this 4-bedroom, 2-bathroom home has been completely renovated and modernized, including being moved onto a brand-new basement. The home features stylish finishes and thoughtful updates throughout. Enjoy the comfort of central air conditioning, in-floor heating in the basement, and forced air heating upstairs—perfect for year-round comfort. Outside, the property is perfectly set up for country living! It includes a horse tack room and shelter with water access, chicken coop and run, multiple storage sheds, and a large garden area—ideal for animals, hobbies, and homegrown produce. A detached double-car garage with durable asphalt shingles and natural gas roughed in on the southeast corner offers convenience and flexibility for future upgrades. Plus, being on town water means there’s no need for a well. With its ideal location, modern upgrades, and acreage ready for animals, gardening, and family living, this property is truly a must-see for anyone seeking space, comfort, and a touch of country charm.