



623 2nd Street E  
Cardston, Alberta

MLS # A2290179



**\$549,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,262 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Open Lot, Private, Street Lighting		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Pantry, See Remarks, Storage		

**Inclusions:** none

Discover a rare opportunity to own a spacious family home in one of the most desirable locations in Cardston. This property offers uninterrupted, breathtaking views with a large lot that borders town reserve land-meaning your view and privacy will be preserved for years to come. Inside you will a well designed home with all the features your family needs. Spacious sun room with in floor heat and a cozy electric fireplace down stairs with the potential of a woodstove as chimney is already installed. The home has two hot water tanks which have recently been replaced. The home was repainted in the last 4 years as well and the siding is hardy board. The hail damage has been repaired as well so the roof has been replaced in 20026. The garage has radiant heating and a drain in the floor for when you pull your vehicle in with snow on it. With all that the seller is leaving the hot tub which has recently had \$3,500.00 of upgrades and the dog run this is a must see.