



GRASSROOTS
REALTY GROUP

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240 3 Avenue E
Cardston, Alberta

MLS # A2296958



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,722 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, No Neighbours Behind, Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Storage		

Inclusions: Refrigerator in garage

Tucked into a peaceful setting with exceptional privacy, this beautifully maintained home offers the perfect blend of charm, comfort, and nature. With only two owners, pride of ownership is evident throughout. Enjoy a truly unique location with no neighbours to the back or east, just one to the west, and natural shelter from the wind with a serene backyard that feels like your own private retreat. Mature trees and the gentle hillside create a wilderness atmosphere, often attracting wildlife. Inside, you'll find a functional and inviting layout featuring updated ceilings, rich hardwood floors, a stunning sunroom, and a bright kitchen complete with durable countertops and a perfectly placed breakfast peninsula. The main level also features a cozy gas fireplace, two bedrooms, full bathroom, half bath, and main floor laundry for added everyday convenience. Downstairs you'll enjoy a spacious family area with a wood burning fireplace, in floor heating, and generous storage throughout. Two additional bedrooms with potential for additional development, along with a well appointed 3 piece bathroom complete this fantastic space. The basement was professionally taken back to the studs and fully rebuilt in 2004 with updated walls, insulation, and flooring, providing peace of mind and comfort, along with a sump pump and back flow valve. Outside, the property continues to impress with a durable Dura Deck, an attached garage, and a shop, perfect for hobbies, projects, or additional storage. Major mechanical updates include two furnaces and a hot water tank as of 2014. Cardston is home to one of Alberta's most scenic golf courses featuring breathtaking mountain views and you're just a short drive to Waterton Lakes National Park! The town offers all essential amenities, including excellent medical services with doctors accepting new patients and a

brand new hospital on the way. A rare opportunity to enjoy space, privacy, and lifestyle, this one truly feels like home. Come and see for yourself! Call your favourite REALTOR® to book a showing today!