



**559 7A Avenue W
Cardston, Alberta**

MLS # A2303957



\$479,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,630 sq.ft.	Age:	1920 (106 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.43 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s), Interior		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Storage		

Inclusions: None

Welcome to this beautiful home in Cardston AB, where everything you need is on one floor with no stairs to enter! Offering a perfect blend of comfort, charm, and functionality this a MUST SEE! This inviting property features 4 bedrooms including a versatile loft space, complete with a spacious 5-piece ensuite ideal for guests or a private retreat along with two more full bathrooms and room to put more equity in with the undeveloped basement, a clean slate for your imagination! You'll appreciate the modern renovations throughout, including durable tile, laminate flooring, granite countertops, high end appliances, and gorgeous fixtures, creating a clean and cohesive feel. The layout is well suited for both everyday living and hosting, with plenty of room to gather and entertain. The massive heated garage is every hobbyist's dream! Step outside and you'll find a thoughtfully cared for yard with mature landscaping, including an apple tree, lilacs, established perennials, lilies, and hollyhocks. Raised garden beds offer space to grow your own produce, while the large shed provides excellent storage for tools and outdoor equipment. The cottonwood trees are a bonus, providing shade without the mess. The basement offers generous storage space, adding even more practicality to the home. A well rounded property with character, updates, and outdoor appeal. This is one you'll want to see in person. Contact your favourite REALTOR® today!