



GRASSROOTS
REALTY GROUP

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447 9 Street W
Cardston, Alberta

MLS # A2313456



\$339,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,237 sq.ft.	Age:	1970 (56 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: None

Location, location, location! This well-kept bungalow sits on an oversized lot with beautiful mature trees, directly across from the elementary school in Cardston and offers the perfect blend of comfort, space, and potential. This property offers exceptional curb appeal, plenty of outdoor space, and a layout families love. The main floor features three bedrooms, including a spacious primary bedroom with ensuite, a bright kitchen with oak cabinetry and engineered hardwood flooring, a full 4-piece bathroom, and a welcoming living area with fireplace. Downstairs you'll find two additional bedrooms, a large family room, plenty of storage space, a second fireplace, and a convenient third bathroom. Outside, enjoy the beautiful front porch, large backyard with treehouse and two storage sheds, and endless room for kids to play or for future development, including space to add a garage. With updated main floor windows and plenty of potential to make it your own, this is a wonderful opportunity to own a family-friendly home in a fantastic location. Contact your favourite REALTOR® to view this property!