



GRASSROOTS
REALTY GROUP

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593 3 Avenue W
Cardston, Alberta

MLS # A2317560



\$294,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,087 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Standard Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Built-in Features, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: None

Welcome to this charming bungalow on a desirable corner lot in one of Cardston's most convenient locations! With a yard that's just the right size, easy to maintain while still offering plenty of outdoor enjoyment, this property is packed with updates and potential. Recent improvements include landscaping, a new roof, and a large front living room window, and new front door all coming soon, adding even more curb appeal and value. Step inside to a bright, open-concept layout featuring vinyl plank flooring throughout, a beautifully updated kitchen with a large butcher block island, gorgeous arborite countertops, ample counter space, and a pantry with a stylish barn door. The spacious living room is filled with natural light, and the main floor laundry adds everyday convenience. The main level offers two generous bedrooms, including a primary bedroom with its own ensuite half bath, plus a newly renovated 4-piece bathroom showcasing beautiful tile work. Both bedrooms feature large closets and excellent storage. Downstairs you'll find a third bedroom, a versatile additional room that could serve as a fourth bedroom, family room, playroom, or games room, along with a large storage area and potential for a third bathroom. Outside, enjoy the welcoming wrap-around front deck, mature trees that provide privacy, a fully fenced backyard, storage shed, and attached single garage with automatic opener. The separate side entrance offers flexibility for future development. Located close to the elementary school, temple, and within walking distance to amenities, this home is perfectly suited for first-time buyers, retirees, investors, or small families. With Cardston's strong rental demand, upcoming new hospital, and excellent medical clinic with doctors accepting new patients, this is a community that continues to grow and thrive. Don't miss your opportunity to own this wonderful home.

Priced to sell and ready for its next chapter! Call your favourite REALTOR® today to view this gem!