



GRASSROOTS
REALTY GROUP

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584 2nd Avenue W
Cardston, Alberta

MLS # A2319532



\$409,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,475 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	3
Garage:	Block Driveway, Concrete Driveway, Driveway, Off Street, Parking Pad, Single		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Concrete	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Storage		

Inclusions: none

This well-maintained home is a must-see, ideally suited for a growing family or those looking to enjoy comfortable retirement living. Featuring 2 bedrooms on the main floor and 1 downstairs, the basement also offers the potential for an additional bedroom with minimal renovations. Situated in a desirable location with great neighbors, this solidly built home offers a functional and inviting floor plan. The exterior is enhanced with attractive Gemstone lighting, adding both style and curb appeal. A bright and cozy sunroom provides the perfect space to relax year-round or start plants for the spring season. Inside, you'll find two gas fireplaces — one in the main living area and another in the spacious downstairs family room — creating warm and welcoming spaces throughout the home. Air conditioning adds to the comfort and convenience. As an added benefit, the seller will provide the buyer with the insurance payout of \$21,312.46 to address the existing hail damage. This property offers exceptional potential, comfort, and value — a fantastic opportunity you won't want to miss..