



GRASSROOTS
REALTY GROUP

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48 7th Avenue E
Cardston, Alberta

MLS # A2324067



\$734,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,889 sq.ft.	Age:	1984 (42 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, C		
Lot Size:	0.39 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

This is a must see to appreciate. Enjoy breathtaking views of the Cardston Alberta Temple from this exceptionally well-kept property that offers the perfect combination of comfort, functionality, and income potential. Currently operating as a successful Airbnb with over 100 booked nights annually and a strong rental history, this unique home provides an excellent opportunity for supplemental income or multi-generational living. Properties like this rarely come available. The thoughtfully designed layout features a private owner's suite occupying one half of the home, while the remaining portion is currently utilized as a separate Airbnb accommodation. There are 2 gas fireplaces—one in the Master Bedroom and one in the Theatre Room—adding warmth and comfort to both living spaces. The attached garage provides convenient 2-step access into the home, making this property especially appealing for senior aged buyers looking to transition from an acreage or farm to town living without sacrificing space or functionality. Outside, you'll find a beautifully manicured yard complete with raised garden boxes, a fire pit area, and ample room for parking trailers, RVs, recreational vehicles, and additional equipment. A large shop, attached garage, and two storage sheds provide exceptional storage and workspace options for hobbies, projects, or business needs. This truly is a must-see property offering flexibility for a wide variety of buyers—whether you're seeking a primary residence with income potential, a turnkey short-term rental opportunity, or simply a beautifully maintained home with room to spread out and enjoy.