



GRASSROOTS
REALTY GROUP

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736 2 Street W
Cardston, Alberta

MLS # A2326035



\$314,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,217 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RES1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: fridge x2, stove top, wall oven, dishwasher, washer x2, dryer x2, stove, garage door opener

Cardston is a town where wide streets, nearby schools, and larger lots are still the norm, and this 0.29-acre property fits right into that. Most recently used as a rental, this 1960 bungalow now sits vacant and ready for its next owner, which keeps showings and possession simple. The main floor offers three bedrooms, a 4-piece bathroom with laundry, a comfortable living room, and a kitchen with a built-in wall oven and cooktop next to the dining area. Two gas fireplaces add warmth to the home, and a wall-mounted air conditioning unit handles the summer months. Downstairs, the fully finished basement holds an illegal suite with its own kitchen, two more bedrooms, a 3-piece bathroom, dedicated laundry, and a separate exterior entry. A large game room gives the lower level genuine living space rather than leftover square footage. The home comes with two fridges, two washers, and two dryers, so both levels are equipped from day one. Outside, the fenced and landscaped lot includes a deck, a front porch, and a west-facing front yard. A double detached garage and parking pad bring total parking to four. Parks, playgrounds, schools, and shopping are all close by. A practical option for an investor looking for a two-unit setup or a buyer who needs separation for family under one roof. Book your showing today.