



GRASSROOTS
REALTY GROUP

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186 8 Street W
Cardston, Alberta

MLS # A2327355



\$309,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,066 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Level, R		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to your new sanctuary in Cardston, Alberta—a delightful 1,066 sq ft home set on a stunning lot with sweeping mountain views. Located just 45 minutes from Waterton Park, this property gives you quick access to one of Canada’s most beautiful natural playgrounds. Inside, you’ll find 4 bedrooms and 2 bathrooms, perfect for families, guests, or flexible living arrangements. The home has been lovingly updated, and a new metal roof will be installed before you take possession, giving you peace of mind for years to come. The real magic happens out back: a lush garden, mature fruit trees, and a serene outdoor space designed for unwinding. Whether you dream of summer evenings under the stars or harvesting your own produce, this yard delivers. Move-in ready, thoughtfully upgraded, and surrounded by natural beauty—this Cardston gem is waiting for you.