



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

737 2 Street W
Cardston, Alberta

MLS # A2327571



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,450 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Carport, Off Street		
Lot Size:	0.90 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Gentle Sloping, Landscaped, Lav		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions: None

Here is a rare opportunity to own a beautifully maintained 0.9-acre property in town offering space, privacy, and incredible versatility. Surrounded by mature trees and extensive landscaping, this impressive property provides a peaceful park-like setting while still enjoying the convenience of town amenities. The spacious 6-bedroom home offers room for the entire family, with generous living areas and ample storage throughout. Recent exterior upgrades include brand-new shingles and brand-new siding, add to the existing river rock stonework on the house, provides lasting curb appeal and peace of mind for years to come. A large carport offers covered parking and easy access to the home. A standout feature is the 34' x 62' shop, perfect for mechanics, hobbyists, entrepreneurs, or anyone needing exceptional workspace and storage. Several additional storage sheds provide even more room for equipment, tools, and outdoor gear. Whether you're looking for space to grow, operate a home-based business, or simply enjoy a private, beautifully landscaped yard, this unique property offers endless possibilities on one of the largest residential lots in town.