



GRASSROOTS
REALTY GROUP

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**470 3 Avenue E
Cardston, Alberta**

MLS # A2217473



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,522 sq.ft.	Age:	2009 (16 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Composite Siding

Foundation: ICF Block, Poured Concrete

Features: Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R

Utilities: -

Inclusions: Fridge, gas stove, dishwasher, washer, dryer, window coverings, playset, garage door open and remote

This exceptional family home in the heart of Cardston, offers SIX spacious bedrooms plus a dedicated office and three full bathrooms! Boasting incredible curb appeal, a double attached garage, and an oversized driveway, this property is perfect for growing families. Located in a highly convenient neighborhood close to restaurants, shops, grocery stores, schools, parks, baseball diamonds, and even a sledding hill—everything you need is just minutes away. Inside, you’ll find a bright and airy layout filled with natural light, gorgeous hardwood floors, and a cozy natural gas fireplace to keep things warm and inviting. The kitchen is a dream with ample cabinetry, a huge pantry with hidden storage, and newer appliances including a brand new fridge, a gas stove, new dishwasher and garburator. A newer washer and dryer add to this list of fantastic appliances and provide convenience of main floor laundry! Enjoy modern upgrades such as high-end central A/C, tankless hot water on demand, in-floor heating in the basement, and an underground sprinkler system that extends into the garden! The large back entrance is thoughtfully designed with built-in lockers, ideal for coats, boots, and kids’ backpacks. Outside is where this home truly shines! The fully landscaped backyard features a wired shed/shop, power to the fire pit area, a lush garden area with garden boxes, and an abundance of fruit including an apple tree, raspberry canes, strawberries, blueberries, gooseberries, rhubarb, and fresh herbs. There’s plenty of space to entertain, relax, or cultivate your green thumb!! This move-in-ready home truly offers comfort, function, and beauty in every corner—don’t miss your chance to make it yours! Call your favourite REALTOR® and book your showing today!

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