



GRASSROOTS
REALTY GROUP

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844 3 Street W
Cardston, Alberta

MLS # A2220569



\$189,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Dog Run Fenced In, Few Trees, Lawn, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Counters		

Inclusions: Work shop (28.5 x 12.5)

Discover this beautifully maintained 3-bedroom, 2-bathroom mobile home nestled in a peaceful, picturesque setting with no front neighbours—just seasonal campground visitors and serene coulee views. Built in 1996, this home features an inviting open concept layout, skylights that flood the kitchen with natural light, and stylish butcher block-style countertops finished with durable epoxy. Enjoy brand new flooring throughout, making the space feel fresh and modern. The spacious primary bedroom offers a private en suite, while two additional bedrooms and a second full bathroom provide space for family or guests. Step outside and fall in love with the gorgeous yard, complete with two decks, underground sprinklers, a dog run, and a shed for extra storage. An added bonus to this property is the heated, insulated barn-style shop, perfect for hobbies, projects, or extra workspace. Situated on a beautiful, quiet street, this property is just steps from a scenic creek, walking paths, and a disc golf course. You’ll also enjoy convenient access to all of Cardston’s amenities, including a hospital, clinics, grocery and hardware stores, restaurants, and the stunning Cardston Alberta Temple in the heart of town. Plus, you’re only 20 minutes to Waterton Lakes National Park and 45 minutes to Lethbridge for even more options. Don’t miss this unique opportunity—comfort, charm, and small town living await! Call your favourite REALTOR® today for your private showing!