



**GRASSROOTS**  
REALTY GROUP

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**275 2 Street W**  
**Cardston, Alberta**

**MLS # A2225664**



**\$390,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House                              |               |                   |
| <b>Style:</b>    | Bungalow                                       |               |                   |
| <b>Size:</b>     | 1,321 sq.ft.                                   | <b>Age:</b>   | 1968 (57 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                                      |               |                   |
| <b>Lot Feat:</b> | Standard Shaped Lot                            |               |                   |

|                    |                             |                   |   |
|--------------------|-----------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air                  | <b>Water:</b>     | - |
| <b>Floors:</b>     | Hardwood, Tile, Vinyl Plank | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Metal                       | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | Finished, Full              | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Stone, Vinyl Siding         | <b>Zoning:</b>    | R |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | - |
| <b>Features:</b>   | Built-in Features, Storage  |                   |   |

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener & remote

This beautifully updated home in Cardston is a rare find—just steps from the temple and full of features that blend comfort, character, and practicality. With standout curb appeal, a durable metal roof, a single attached garage, a detached shop, and RV parking, this property is perfectly suited for families, retirees, or investors. The home offers 4 spacious bedrooms and 2.5 bathrooms, including a 2-piece ensuite in the upstairs primary bedroom. The main floor features a bright living room, main floor laundry, and a charming dining area with elegant wainscoting that adds a timeless touch of character. Downstairs, enjoy a large, open family room complete with a wet bar and a beautifully renovated bathroom, creating the perfect space for entertaining or relaxing. The basement has been freshly updated with new flooring and paint, giving the space a clean, modern feel. Outside, the home shines with a new back deck, a separate patio area, and a beautifully landscaped backyard—ideal for gatherings or quiet evenings. Two garden sheds offer great additional storage, along with ample storage space inside the home and in the detached shop. Located in a quiet, desirable area just 45 minutes from the city of Lethbridge, this move-in-ready home offers a wonderful balance of space, style, and small-town charm. A true must-see! Call your REALTOR® and book your showing today!