



**GRASSROOTS**  
REALTY GROUP

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**335 1 Street W**  
**Cardston, Alberta**

**MLS # A2231490**



**\$199,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	1945 (80 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Vinyl Windows		

**Inclusions:** N/A

Welcome to this charming 1945 bungalow in the heart of Cardston with nearly 1,400 sq. ft. of thoughtfully laid out living space. This cozy home offers two bedrooms, including a spacious primary suite with its own ensuite, plus a full four-piece main bathroom. Enjoy the convenience of main floor laundry, a generous kitchen, and a bright, inviting living room. Step out onto the large back deck—perfect for morning tea or summer BBQs. The single car garage adds functionality, while the location is unbeatable, just steps from the high school, a short walk to downtown amenities like the post office and drugstore, and within easy walking distance of the beautiful Cardston Temple. This is a fantastic starter home or the perfect downsizing option for a retired couple looking for one-level living in a friendly, established neighbourhood.