



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**242 1st Street W  
Cardston, Alberta**

**MLS # A2232408**



**\$325,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,570 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	C1-town says it's grandfa
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Please talk to listing agent as seller is open to including some furniture.

Step into this beautifully renovated 1950s bungalow that blends timeless character with modern upgrades, right in the heart of Cardston, Alberta. This move-in ready home features newer vinyl windows throughout, durable vinyl plank flooring, and an open-concept main floor that's perfect for both relaxing and entertaining. Upstairs, you'll find three bedrooms, including a spacious primary suite complete with a walk-in closet and a stunning ensuite featuring a walk-in shower. The main floor also offers a convenient laundry area and a full four-piece bathroom. Quartz countertops add a touch of elegance to the kitchen, which opens seamlessly into the living and dining areas. The fully finished basement offers high ceilings, big windows for lots of natural light, a large family room, tons of storage, and a handy two-piece bathroom—ideal for guests or growing families. Step outside and enjoy your own private summer retreat. A brand-new pergola and side deck create a shaded, peaceful space for a good book or evening gatherings. You'll also love the beautifully landscaped yard filled with perennials, a welcoming front porch, and a second back deck. The newer full-perimeter fence adds both privacy and security, and the generous rear parking space is perfect for a future garage or carport. Located within walking distance of the grocery store, post office, medical clinic, hospital, drugstores, and the iconic Cardston Temple, this location can't be beat. Whether you're a retiree looking for one-level living or a family needing room to grow, this home is a perfect fit. Hardy board siding, roof, wiring, hot water tank, furnace and a lot more all done within the last 7 years round out the features. Cardston offers incredible amenities including one of Alberta's most scenic golf courses, pickleball courts, walking paths, a dog park, swimming pool, and a

welcoming community with doctors accepting new patients. Don't miss this rare opportunity to own a fully updated home in a prime location!