



**GRASSROOTS**  
REALTY GROUP

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

207 1 Street W  
Cardston, Alberta

MLS # A2234421



**\$249,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Side, Single Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers		

**Inclusions:** N/A

Welcome to this fantastic starter home or investment property nestled in a vibrant, family-friendly community. This half duplex is truly unique as the only shared wall is along the garages, making it feel like a detached home. Beautifully fenced in a quite family neighbourhood, this spacious property offers 4 generously sized bedrooms and 3 bathrooms, including an ensuite in the primary suite. The single-car attached garage provides convenience and there is plenty of storage space throughout the home ensuring that everything has its place. Ideally located close to schools, shopping, parks, and other everyday amenities—this home truly checks all the boxes.