



GRASSROOTS
REALTY GROUP

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355 2 Avenue W
Cardston, Alberta

MLS # A2236214



\$320,000

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,341 sq.ft.	Age:	1953 (72 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.35 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, See Remarks, Storage, Sump Pump(s)		

Inclusions: None

Welcome home to 355 2nd Ave West sitting on a spacious, fully fenced lot in a great neighbourhood, just steps from the stunning Cardston Temple, hospital, post office, banks, and other amenities. This home boasts a single detached garage and beautifully maintained hardwood floors. Large newer vinyl windows in the living room flood the space with natural light, while the cozy fireplace adds warmth and charm. The bright, airy kitchen features a patio door leading to a potential dog run or BBQ area, complete with a gas line hook-up. Three comfortable bedrooms and a 4-piece bathroom complete the main floor. Downstairs, you'll find a fourth bedroom with a 1-piece bath (shower) that could double as a home gym, a spacious family room, office, laundry area, a 2-piece bathroom, and additional storage. Enjoy peace of mind with many recent upgrades including updated plumbing (2023), a 2-year-old hot water tank, and a newer furnace blower, fan, and motherboard. A gas heater adds extra warmth to the basement in the colder months, and central air keeps things cool in the summer. Outside, the home is finished with durable Hardie board siding. The large backyard is a true gem, featuring two apple trees, vibrant flowers, and a raspberry bush—perfect for gardening or relaxing. This is a solid home with classic character and still room to build some equity with a few more updates. Don't miss it! Call your favourite REALTOR today to book your showing!