



305 2 Avenue W  
Cardston, Alberta

MLS # A2248056

**\$280,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,017 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot, Few Trees, Front Yard, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage		
<b>Inclusions:</b>	None		

Welcome to this charming piece of Cardston history with all the comfort of modern living. Built in 1945, this single-storey bungalow has been lovingly maintained and is ready for its next chapter. Step onto the inviting front porch, where you can enjoy your morning coffee while watching the quiet street come to life. Inside, the main floor offers two bedrooms, including a spacious primary, plus a bright living area that makes you feel right at home the moment you walk in. The full bathroom on this level is conveniently located with gorgeous tile work in the shower. The kitchen is sure to please with its upgraded maple cabinets and laminate countertops. The basement adds more space with a third bedroom, a private ensuite, second kitchen, laundry, and a separate walk up basement into the garage. You'll love the practicality of the double attached garage for our Alberta winters, and the thoughtful layout that balances cozy charm with functional living. Situated in the heart of Cardston, you're close to schools, parks, and all the amenities of a friendly, tight-knit community, and only a short drive from the stunning Waterton Lakes National Park. Whether you're a first-time buyer, downsizing, investing, or simply looking for a place with character, this home is ready to welcome you. Call your favourite REALTOR® to book your showing!