



**GRASSROOTS**  
REALTY GROUP

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**520 6 Street W**  
**Cardston, Alberta**

**MLS # A2248817**



**\$360,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Off Street		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home, Storage		

**Inclusions:** NONE

This well-maintained home offers comfort, functionality, and excellent potential for added value. Featuring new flooring throughout and a renovated main bathroom, the property is move-in ready with modern updates already completed. The layout includes 3 bedrooms on the main level and 2 additional bedrooms downstairs, providing ample space for families of all sizes. The home was previously suited, and with minimal effort, it could easily be converted back, perfect for generating extra rental income or accommodating extended family. Situated on a quiet street, the property boasts a fenced yard, carport, and plenty of off-street parking, including space for your RV, camper, or boat. Most of the windows have already been updated, adding to the home's efficiency and appeal. This property checks all the boxes for a family home or investment opportunity—don't miss your chance to make it yours!