



GRASSROOTS
REALTY GROUP

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353 9 Street W
Cardston, Alberta

MLS # A2250259



\$386,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,636 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Stone, Stucco, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Storage, Vinyl Windows		

Inclusions: NONE

Welcome to this beautiful two-story home, with 4 bedrooms and 3.5 bathrooms in a highly sought-after part of town. Perfect for families, this home is ideally located close to schools, and with mature trees in the yard, it creates a peaceful and private setting. Inside, you'll enjoy a warm and inviting living room highlighted by a cozy gas fireplace, perfect for gathering with family and friends. The kitchen and dining area are designed for everyday living and entertaining, with a convenient gas line already in place for your BBQ just outside. The upper level provides comfortable bedrooms, including a well-appointed primary suite with its own walk-in closet and ensuite. Downstairs, you'll find additional living space and plenty of room for storage. Outside, the property features an attached garage, a large storage shed, and a landscaped yard with plenty of space to relax and enjoy.