



**GRASSROOTS**  
REALTY GROUP

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**54 8 Avenue W  
Cardston, Alberta**

**MLS # A2258122**



**\$225,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,270 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** fridge, stove, dishwasher, washer, dryer

Tucked away on a quiet street on the peaceful west side of Cardston, this charming 3-bedroom, 1.5-bathroom home offers the perfect blend of comfort, space, and functionality! The fully fenced lot features a massive workshop that's a dream for car enthusiasts, hobbyists, or anyone with extra vehicles, plus there's tons of additional off-street parking for trailers, RVs, or guests! Inside, you'll love the bright and open layout with a spacious kitchen that includes stainless steel appliances and a large island &mdash; perfect for cooking, gathering, or just enjoying lazy morning breakfasts. The open-concept living and dining area is warmed by a stunning three-way natural gas fireplace, adding both style and cozy ambiance to your living space! Whether you're starting out, settling down, or looking for a place with room to grow and tinker, this westside gem has something for everyone! Call your REALTOR®; and book your viewing today!