



GRASSROOTS
REALTY GROUP

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257 2 Street W
Cardston, Alberta

MLS # A2258613



\$389,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,542 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage, Vinyl Windows		

Inclusions: none

Welcome to this fully renovated bungalow in the heart of Cardston! From the moment you arrive, the curb appeal shines with brick accents and a gorgeous wood front door. Inside, the home has been refreshed top to bottom with new vinyl plank flooring, updated bathrooms, a huge living room with a fireplace and a touch of retro character, and a beautiful new kitchen with brand new appliances that makes the main floor warm and inviting. Upstairs offers 3 bedrooms, a full bath, and laundry, while the lower level features second laundry hookups, 1 bedroom, an office, large storage room (also finished with new vinyl flooring), another full bath, and a convenient space with a sink and stovetop—ideal for a suite, guests, extended family, or added flexibility. With its own separate entrance, the basement provides excellent potential. Practical updates throughout include new windows, new hot water tank, updated plumbing and electrical, and more. The detached double garage has also been recently improved with a new roof. Sitting on a massive lot, this property offers room to garden, play, or simply relax and enjoy Cardston's small-town lifestyle. With welcoming neighbours, great schools, the Temple, and Waterton Lakes National Park just a short drive away, this is a home and a community you'll love being part of. Contact your favourite REALTOR® today!