



GRASSROOTS
REALTY GROUP

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520 6 Street W
Cardston, Alberta

MLS # A2262058



\$360,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	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!