



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

168 3 Street W
Cardston, Alberta

MLS # A2265749



\$240,000

Division:	NONE		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,359 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Few Trees, Standard Shaped Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Open Floorplan, Skylight(s), Sump Pump(s), Walk-In Closet(s)		

Inclusions: None

Fresh start, fresh look, fresh opportunity! Welcome to this beautiful townhouse tucked away on a quiet street in Cardston Alberta! Step inside and feel the difference. This home is bright, inviting, and affordable plus it comes with a brand new roof. The main floor features rich hardwood floors, a cozy living space, and a modern kitchen with Samsung smart appliances, (the fridge and stove connect to your phone) Upstairs you'll find 3 comfortable bedrooms, including a lovely primary suite with a big walk-in closet and ensuite, plus laundry right where you need it and a newly renovated main bath you'll love. Downstairs is the perfect hangout zone, a family room with another full bath, great for movie nights or guests. This home has been thoughtfully maintained with a new 50-gallon hot water tank, serviced furnace, and NEST thermostat. The attached garage is fully finished, and there's a private patio and fenced yard with alley access out back. You'll love the easy-care lifestyle, modern comfort, and smart features this home offers as well as a welcoming neighbourhood that's close to everything Cardston has to offer. Come see why this home deserves a second look, it's ready for you to move in and fall in love! Call your favourite REALTOR® today!