



**GRASSROOTS**  
REALTY GROUP

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**584 2nd Avenue W  
Cardston, Alberta**

**MLS # A2269275**



**\$425,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,475 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Private, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Brick, Concrete, Veneer
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Residential

**Utilities:** -

**Inclusions:** None

This is a must see property as it is suited for a family or a couple that is retiring. Great location with great neighbors, well built with a great floor plan. This home has a sun room that is very comfortable to sit in or even start plants in to plant in the spring. This home has a gas fire place in the living room and lots of space. Air conditioning is also part of the benefits of this home. A must see.