



**GRASSROOTS**  
REALTY GROUP

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**228 3 Street W**  
**Cardston, Alberta**

**MLS # A2276356**



**\$250,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,399 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Private, Standard Shaped Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Metal
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** fridge, stove, dishwasher, washer, dryer, central AC, Pekaroll shutters, window coverings

This home is affordable, well cared for, has loads of potential, and is in a great location! Built in 1960, this one-level home offers 3 bedrooms, 1.5 bathrooms, and sits on a generous 0.21-acre lot with a good-sized, fully fenced yard. It has lovely curb appeal and a brand new metal roof, that will be installed, is a big bonus you won't have to worry about for years to come. Inside, you'll find a home that hasn't been updated over the years, but has clearly been looked after. It's a great opportunity for someone who wants to put their own stamp on a place and build equity along the way. The full basement is partially finished and ready for a fresh start — many buyers will choose to re-imagine the space to better suit their needs, whether that's adding proper bedrooms, a family room, or a home office. The existing half bathroom does have a tub that just hasn't been hooked up yet so it would be fairly easy to turn in to a full bathroom. There's an attached garage (accessed from outside) and a location that's hard to beat — close to the Cardston Temple and nearby amenities, in a well-established neighbourhood. If you're looking for a home with good bones, a nice lot, and plenty of opportunity to update and make it your own, this one is definitely worth a look.