



GRASSROOTS
REALTY GROUP

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**135 5 Avenue E
Cardston, Alberta**

MLS # A2279743



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,272 sq.ft.	Age:	1967 (59 yrs old)
Beds:	5	Baths:	2
Garage:	Carport, Concrete Driveway, Front Drive, Off Street, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage, Tankless Hot Water		

Inclusions: Fridge, Stove, Washer, Dryer, All Window Coverings, Shed (as is)

Welcome to 135 5 Avenue E, Cardston — a well-maintained and fully developed 1,300 sq ft bungalow perfectly suited for growing families or those looking to just start out. This home offers 5 bedrooms and 2 bathrooms, with a functional layout that maximizes space on both levels. Numerous updates add comfort and efficiency, including updated flooring, a high-efficiency furnace, hot water on demand and more. Ideally located close to downtown Cardston and nearby schools, you will also be directly across from green space. This property combines convenience with a pleasant, open outlook. Outside, you'll appreciate the fenced yard, carport, and ample parking, making room for family, guests, or recreational vehicles. A solid, move-in-ready home in a desirable location—this is a great opportunity to own a versatile property in the heart of Cardston.