



450 4 Avenue E  
Cardston, Alberta

MLS # A2285358



**\$289,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,282 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Rectangular Lot		

**Heating:** Fireplace(s), Forced Air

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Cement Fiber Board

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Ceiling Fan(s), Laminate Counters, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** Living room curtains

Welcome to this fantastic bungalow with a big backyard in the heart of Cardston! Situated on the East side of town in a quiet, family-friendly neighbourhood, this home offers tons of potential at an affordable price. With 4 bedrooms and not one but 2 offices and 2.5 bathrooms, there's room for everyone to live, grow, and gather. Everything you need is on the main floor including laundry hookups, leaving the basement for family, guests or even a potential suite. Enjoy cozy evenings by one of the two fireplaces. The cold room adds extra practicality, perfect for storage or preserving garden harvests. Outside you'll love the large deck and space for kids to run and play. Back alley access makes for convenient parking tucked away on the back parking spot big enough for two vehicles. The decent sized shed is on a concrete pad, finished inside with electricity making it the perfect hobby shop! Whether you're moving to the area, looking for more space in a great location, or wanting a place you can make your own, this home checks all the boxes. Close to schools, parks, and amenities, it's an ideal place to put down roots and make lasting memories. Contact your favourite REALTOR® today!