



**623 2nd Street E
Cardston, Alberta**

MLS # A2290179



\$549,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,262 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Open Lot, Private, Street Lighting		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Pantry, See Remarks, Storage		

Inclusions: none

Discover a rare opportunity to own a spacious family home in one of the most desirable locations in Cardston. This property offers uninterrupted, breathtaking views with a large lot that borders town reserve land-meaning your view and privacy will be preserved for years to come. Inside you will a well designed home with all the features your family needs. Spacious sun room with in floor heat and a cozy electric fireplace down stairs with the potential of a woodstove as chimney is already installed. The home has two hot water tanks which have recently been replaced. The home was repainted in the last 4 years as well and the siding is hardy board. The hail damage has been repaired as well so the roof has been replaced in 20026. The garage has radiant heating and a drain in the floor for when you pull your vehicle in with snow on it. With all that the seller is leaving the hot tub which has recently had \$3,500.00 of upgrades and the dog run this is a must see.