



305 2 Avenue W
Cardston, Alberta

MLS # A2294951



\$270,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,007 sq.ft.	Age:	1945 (81 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Beach, City Lot, Corner Lot, Few Trees, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: Washer, dryer, fridge, stove, dishwasher, deep freeze

Welcome to 305 2 Ave W in Cardston! This cozy home situated on a corner lot features everything you could ever dream of when living in a small town. As soon as you step foot inside, you will be greeted with a nice and bright dining room that leads into the kitchen. There is plenty of cabinet space for all of your cooking utensils and you won't run out of room when cooking your nightly meals. A spacious living room will be a hit with the family and perfect for relaxing after work. The main level also features two bedrooms, including the primary, and a 3pc bathroom. Moving downstairs, you have a large rec room that can be turned into whatever you want. You also have another bedroom equipped with a 3pc ensuite, a large laundry room, and plenty of storage. The attached double garage and parking pad will be perfect for all of your parking needs. Contact your favourite REALTOR[®]; today!