



**GRASSROOTS**  
REALTY GROUP

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**230 4 Street E**  
**Cardston, Alberta**

**MLS # A2084654**



**\$204,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	767 sq.ft.	<b>Age:</b>	1952 (72 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Storage		

**Inclusions:** Shed in backyard

This well-priced, charming 4 bedroom home located in a GREAT neighborhood near a church and the Junior High School is just waiting for you to come and give it the little bit of TLC it needs! With it's single attached garage, newer vinyl windows (resulting in low utility costs), and extensive renovations, your new home only needs a little bit of work to make it into EXACTLY what you want! Perfect for a young couple or investment property. Come check it out TODAY!