



45 7 Avenue W  
Cardston, Alberta

MLS # A2088659



**\$179,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	942 sq.ft.	<b>Age:</b>	1939 (85 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home		

**Inclusions:** none

Welcome to this darling home, perfectly situated on a large lot in a quiet neighborhood in Cardston! Upon entrance of this sweet home, you will find a big front entry with lots of room for hanging jackets, and a bright, cheerful living room with great looking flooring and large windows. The main level consists of 2 bedrooms each with their own closet, a nice 4 piece bathroom, updated kitchen with a beautiful tile backsplash, and main floor laundry! If you are the type that likes to work some equity into a home, the unfinished basement could be your perfect project while you comfortably live upstairs. The basement has potential to become suited with easily accessible plumbing. Whether you are a family just starting out, or retired and looking to downsize, this cozy home is move in ready!