



**154 4th Avenue E
Cardston, Alberta**

MLS # A2112975



\$239,999

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,342 sq.ft.	Age:	1935 (89 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.26 Acre		
Lot Feat:	Irregular Lot		

Heating: Forced Air, Pellet Stove

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Partial, Unfinished

Exterior: Stone, Wood Frame

Foundation: Wood

Features: Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Stove, dishwasher, fridge, microwave, A/C, window coverings/blinds

Welcome home to this 1,300 square foot, one and a half story located in Cardston. It has laundry as soon as you walk in through the side entry then leads into a kitchen lined with cherry wood cabinets, a corner made with the perfect height for kneading bread and big bay windows to let the morning light in. As you continue through the living room it meets up with a pantry great for canned goods and the front entry to the home or you can turn into the hallway showing you a side by side bedroom on the main floor and full bathroom. Upstairs is a master bedroom or playroom and a third bedroom. This cozy home has updated windows, new soffits, stucco, fascia, exterior paint, and a nicely set up pellet stove for those cold winter nights. This home is an appeal to a couple starting out ready for a family or an older couple with main floor access to all the necessities. The yard is lined with both lilac and nan king cherry bushes, plus it is already set up for someone ready to garden and get their green thumb dirty. In addition, to the big lot and beautiful home there are two sheds on the property, one insulated and with power closest to the driveway long enough for RV parking.