



**GRASSROOTS**  
REALTY GROUP

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**252 7 Street W**  
**Cardston, Alberta**

**MLS # A2128978**



**\$454,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,181 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Private		

<b>Heating:</b>	Combination, Central, In Floor, Forced Air, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Jetted Tub, Recessed Lighting, Storage		

**Inclusions:** refrigerator, stove, dishwasher, trash compactor, microwave, washer, dryer, hot tub, shed, pergola garage door control, and central vac (seller has never used the central vac and does not know if it works)

Visit REALTOR® website for additional information. A beautiful 2 story home in Cardston with double attached garage, 6 bedrooms and 3.5 bathrooms, nestled in a quiet neighborhood. The large kitchen has oak cupboards and lots of storage. There is a wood burning fireplace between the dining and living rooms. Just off the entry is a large den/office. Upstairs is the primary suite with large ensuite and lots of closet space. 2 more bedrooms and a full bathroom round out the upper level. The basement has 2 more bedrooms a family room and the basement and garage have in floor heating.