



GRASSROOTS
REALTY GROUP

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234 9 Street W
Cardston, Alberta

MLS # A2136286



\$309,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,368 sq.ft.	Age:	1976 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Off Street		
Lot Size:	0.19 Acre		
Lot Feat:	Few Trees, Lawn, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Veneer, Wood Frame	Zoning:	Residential R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage		

Inclusions: Fridge, Stove, Washer, Dryer, Dishwasher

Welcome to this move-in ready bungalow home in beautiful Cardston, AB. The main floor boasts a large living room flooded with natural light and features stylish laminate flooring. The spacious and functional kitchen offers ample storage and seamlessly opens to the dining room, which has sliding patio doors leading to the back deck, perfect for entertaining. This floor also includes three bedrooms, with the primary bedroom featuring a convenient three-piece ensuite. For added convenience, the laundry is located on the main floor. The fully finished basement expands the living space with an expansive living room complete with a cozy fireplace. Additionally, you'll find a fourth bedroom, a den, a bathroom, and plenty of storage, including a dedicated cold storage room. The large backyard offers ample space for outdoor activities and relaxation. This home is ideally situated just a couple of blocks away from Cardston Elementary School, making it a perfect choice for families