



**371 3RD Avenue W
Cardston, Alberta**

MLS # A2139116



\$264,500

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,801 sq.ft.	Age:	1955 (69 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Rectangular Lot, See Remarks		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: residential

Utilities: -

Inclusions: some furnishings may be negotiable

This is a stellar property opportunity!! Whether you are a family that could use five bedrooms and two beautiful baths and tons of living space and storage OR if you are thinking of a revenue property then this is a must see. There is a 6th room in Basement that the window does not meet egress for a bedroom. The home is well cared for and has wonderful functionality in the large open living on main floor and the massive storage and play areas in the basement. The kitchen has cupboards galore and there is even a fireplace in the living room for cozy family times. Every good house needs a big laundry and this one is huge. It also serves as a great mud room from the back door. The back yard is wonderful and even has trees. The deck is like new and will win you over for your summer living. The furnace was replaced 1 year ago. Now lets consider this location. Right near Town Square and close to the Cardston Temple. This is life in Cardston at its best. Book a showing with your favourite realtor and come check it out soon.