



**394 2 Avenue W  
Cardston, Alberta**

**MLS # A2150564**



**\$209,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,817 sq.ft.	<b>Age:</b>	1909 (115 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn, Garden, Level		

<b>Heating:</b>	Central, ENERGY STAR Qualified Equipment, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl Plank, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Other	<b>Zoning:</b>	Residential R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Crown Molding, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		
<b>Inclusions:</b>	Shed in Backyard		

\*\*\* MOTIVATED SELLER! \*\*\* Located in a great neighborhood not far from the temple, this charming and well-priced Cardston home features many exciting upgrades including: paint, lighting, flooring, electrical, plumbing, heating, vinyl windows, shingles, fencing and more! Some areas in the home also require a little TLC. As you enter the front door you will love the spacious living room with its newer flooring, sizeable picture window and newer, large wood stove with its immense cooktop area, ensuring you and your loved ones will be cozy and warm all winter long. Next, you will walk past the attractively renovated bathroom and into the kitchen with its gorgeous butcher block island. Following that you will go past the dining area, the primary bedroom, and then into an elegant 21' x 10' addition featuring glass french doors. This area features newer lighting, flooring, and paint, along with ample room for you and your family to relax and visit together. Upstairs you will find 2 bedrooms, a 1/2 bathroom, and the Laundry Room, which features a newer Kenmore stacking washer and dryer. In the fully-fenced backyard you will find a large garden area, a newer wood fence, and a shed that will allow you to store the items you need. Call your favorite REALTOR&reg; to see this beautiful home for yourself today!