



**GRASSROOTS**  
REALTY GROUP

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**117 1 Street E**  
**Cardston, Alberta**

**MLS # A2162066**



**\$175,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,145 sq.ft.	<b>Age:</b>	1947 (77 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cleared, Few Trees, Lawn, Gentle Sloping, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** NONE

Great revenue property!! Priced to sell!!! This 5 bedroom property has 3 bedrooms up and 2 bedrooms down, this suited property is a must see. Sitting on a large lot with lots of room makes this property very appealing whether you like to garden love having lots of room to let you dog run. There is a large shed on the property which is great to use as a project workshop or maybe just some additional storage space. This could be a great investment property for the right buyer.