



**241 1 Street W**  
**Cardston, Alberta**

**MLS # A2167798**



**\$180,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	909 sq.ft.	<b>Age:</b>	1955 (69 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, Garden		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Residential R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

If you are looking for the perfect investment property or a fixer upper to make your own, this is the home for you! Nestled in the beautiful town of Cardston with all amenities and just a 25 minute drive from the majestic Waterton National Park, this charming 1955 home has a gigantic back yard and is built on a good, solid foundation. Upon entrance you will discover a place perfect for coats and shoes, a bright, spacious kitchen and living room, 2 bedrooms, and a bathroom, all on the main floor. The large front window brings in loads of natural light. The back entrance could easily be divided off from the main home to create a separate entrance to the basement in case you want to put a suite downstairs. The basement boasts a large family room and laundry room with potential for a second bathroom. You will also appreciate the third bedroom and plentiful storage space in the lower level. The boiler furnace is new! This home is just a short walk to the post office, the hospital, the clinic, the temple, and much more! You will love the quiet street where children are found safely at play. Don't miss this opportunity! Call your favourite REALTOR® today to come and see!