



**321 10 Street W
Cardston, Alberta**

MLS # A2168291



\$849,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,313 sq.ft.	Age:	2000 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	1.85 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Lawn, Irregular Lot, Landscaped, Under		

Heating:	Boiler, In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	Large Lot Residential R-3
Foundation:	Pillar/Post/Pier, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, Natural Woodwork, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Pool Table		

Welcome to your own slice of paradise! Nestled on nearly 2 acres of stunning land, this rare in-town acreage offers the perfect blend of tranquility and convenience. Located on the edge of beautiful Cardston, this property features a serene pond and breathtaking views, making it an oasis just minutes from all amenities. Step inside to discover a home designed for both comfort and elegance. The bright kitchen is a showstopper, with large windows flooding the space with natural light and chic gold finishings adding a touch of luxury. The thoughtful design flows seamlessly into a spacious living area, perfect for gatherings or quiet evenings at home. The master suite is a private retreat, complete with a luxurious en suite bathroom. Upstairs, you'll find a large bonus room that can be tailored to suit your lifestyle, whether as a family room, office, or additional bedroom. The fully finished walk-up basement offers endless possibilities, with ample space for recreation, entertainment, or even a separate living area. With three well-appointed bathrooms and bedrooms this home ensures both functionality and comfort for families of all sizes. Located close to the iconic Cardston Temple and all the conveniences of town, this property combines rural charm with urban accessibility. Don't miss this opportunity to own a unique acreage in the beloved community of Cardston! Call your favourite REALTOR® today to book your private showing!