



**31033 Range Road 262
Cardston, Alberta**

MLS # A2170674



\$549,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,502 sq.ft.	Age:	1960 (64 yrs old)
Beds:	5	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	3.06 Acres		
Lot Feat:	Few Trees, Front Yard, Lawn, Garden, Level, Pasture, Rectangular Lot, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Storage, Vinyl Windows		

Inclusions: None

This home would be perfect for a family or an Air B&B with a few finishing touches, situated beside hiway 5 on your way to Waterton National Park only 20 minutes away. It has an open floor plan with 3 + 2 bedrooms, 2 baths, double attached garage, new kitchen cabinets and newer appliances. One of the bathrooms is a 3 pc, attached to the laundry/mud room. There is also a 12 X 26 deck through the patio doors just off the dining room for entertaining and relaxing on those busy days. The yard is nicely landscaped with a garden and lots of space to palsy. The huge shop would hold all the toys, RV, Boat, and lots more. It would be a great place to start a small business being right beside the hiway. There is an office space on the mezzanine in the shop with a huge deck for relaxing and doing business. Call your favorite real estate associate to view this awesome property soon.