



**31033 Range Road 262  
Cardston, Alberta**

**MLS # A2170674**



**\$549,000**

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

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.