



GRASSROOTS
REALTY GROUP

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**582 3A Avenue W
Cardston, Alberta**

MLS # A2174729



\$469,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,957 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, freezers x 3 in downstairs storage room, all window coverings, sheds x 2 (as is where is)

Nestled in a peaceful cul-de-sac near parks, a school, and the historic Cardston Alberta Temple, this beautifully updated 5-bedroom, 2.5-bath home boasts four bedrooms upstairs, a newer metal roof (2014), fresh paint, new windows and doors (2022), new vinyl siding complete with new fascia and soffits (2022), a spacious garage, and ample storage—all set on a generous lot. Cardston's a gem of a town—tight-knit, full of history, and big on community. Whether it's summer theatre, rodeo week, or just bumping into familiar faces at the grocery store, there's always something going on. The Remington Carriage Museum is world-class, and Waterton's just down the road if you're craving mountain air and wild views. It's a great place to raise a family, slow things down a bit and enjoy life.