



**359 3 Avenue W
Cardston, Alberta**

MLS # A2176849



\$249,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	964 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Shed

Welcome to this bright and cheerful half-duplex in beautiful Cardston, Alberta, situated just steps away from the town's cherished temple. This charming home combines modern features with a warm welcoming feel, ideal for anyone seeking a peaceful retreat with small-town charm. Designed with thick, energy-efficient walls, this home ensures year-round coziness, while expansive windows fill each room with natural light, creating a bright and inviting atmosphere. With four comfortable bedrooms and two well-appointed bathrooms, there's plenty of room for family, guests, or home office space. The thoughtful layout includes main floor laundry, adding a touch of convenience to every day living. Upstairs, the primary bedroom opens onto a deck, perfect for enjoying morning sunshine or quiet evenings under the stars. Downstairs, the basement boasts high ceilings, giving it an airy, open feel that's perfect for extra living space or storage. A shed in the backyard provides additional storage for tools or seasonal items, while the backyard itself offers room for gardening, relaxing, entertaining, or even a new garage build! With offering a spacious, well-designed living space, this property is ideal for those seeking a comfortable home, a reliable investment, or both. Enjoy serene mornings overlooking the temple grounds and peaceful, walkable surroundings in one of Alberta's most picturesque towns. Don't miss this unique opportunity to own a property that combines location and functionality in the heart of Cardston! Call your REALTOR® today for your private showing!