



**546 3A Avenue W  
Cardston, Alberta**

**MLS # A2179351**



**\$339,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,891 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Residential R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Natural Woodwork, No Smoking Home, Storage, Vaulted Ceiling(s)		

**Inclusions:** Blinds

Discover this stunning 1 and a half storey, Barndominium-looking home, boasting over 2700 square feet of living space, tucked away in a quiet cul-de-sac in beautiful Cardston, Alberta, just moments from the Rocky Mountains. Featuring 6 bedrooms and 3 bathrooms, this property offers plenty of space for the whole family. The newly renovated kitchen, complete with a bay window and built-in seating, blends seamlessly with the home's charm, highlighted by beamed ceilings and hardwood floors. The primary bedroom boasts its own private balcony, perfect for relaxing and taking in the serene surroundings. Enjoy abundant storage options, including a spacious double detached garage/shop. Modern conveniences such as hot water on demand add to the home's efficiency and comfort. Outside, the large pie-shaped lot is fully fenced, featuring mature willow trees, a tiered garden, a generous back deck, and a low-maintenance Dura deck on the side. With ample parking space, this home is as practical as it is beautiful. Ideally located near Cardston Elementary School and offering easy access to Cardston's many amenities—including a medical clinic, hospital, restaurants, pool, tennis courts, and the Cardston Temple—this home combines convenience with country living. A rare find that truly has it all! Call your favourite REALTOR® today to book your private showing!