



**TWP 30 Leavitt
Cardston, Alberta**

MLS # A2187368



\$398,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,216 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	2.99 Acres		
Lot Feat:	Brush, Fruit Trees/Shrub(s), Few Trees, Gazebo, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Frame, Wood Frame	Zoning:	country residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: none

The scenic 2.99 acres is as 15 minute drive from Cardston with a beautiful view of the mountains. This 2 bedroom home on the main floor with another bedroom down stairs has lots of living space with a woodstove down stairs. This acreage is within 25 minutes of Waterton and great fishing near by. If you are looking for a peaceful place to live with good amenities close by this is the property for you.