



233 2 Street W
Cardston, Alberta

MLS # A2188728



\$335,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,483 sq.ft.	Age:	1931 (94 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport, Double Garage Detached, Parking Pad		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Front Yard, Underground Sprinklers, Rectangular Lot, Treed		

Heating:	Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), No Smoking Home, Pantry, Storage		

Inclusions: N/A

Welcome to your dream home! Nestled in one of Cardston's most desirable neighbourhoods, this property offers breathtaking views of the Cardston Temple and combines the charm of a 1930's home with modern updates and a solid foundation. Nearly 2,000 sq. ft. of thoughtfully designed living space. Oversized heated double-car garage with bonus room above and additional electrical amperage, perfect for hobbies or extra storage. Immaculately maintained yard with an underground sprinkler system, updated in 2022, and a long driveway, providing ample parking and space for kids to play. Main floor updates include a newly renovated bathroom with modern finishes. You will also love the gorgeous master retreat with his-and-hers closets and contemporary updates. This home boasts a fabulous layout filled with character, ideal for families. Electrical updates were made in the 70's and even more recently, updated water lines, as well as a soft water system installed. Built with 1930s charm but strengthened by a new foundation poured in the late 1970's. Family-friendly community, perfect for raising children, and close to local amenities. With its combination of historic charm, modern updates, and an unbeatable location, this home is a rare gem. Don't miss your chance to own a piece of Cardston's finest real estate!