



**30058 Hwy 501**  
**Rural Cardston County, Alberta**

**MLS # A2189734**



**\$535,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,866 sq.ft.	<b>Age:</b>	1902 (123 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	1.92 Acres		
<b>Lot Feat:</b>	No Neighbours Behind, Private, Secluded, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, garage door opener(s) & remote(s), window coverings

Welcome to this century home! This home has received extensive renovations over the years as well as a large addition being completed in 2008. Along with the renovations and addition the roof was redone in 2012. With four bedrooms and FOUR full bathrooms this is the family home acreage you have been looking for!! This property is located just two minutes outside of the town of Cardston and as such, is on municipal water!! The lot is about 2 acres and has TONS of mature trees, a single attached garage, plenty of parking space, a dog run area, storage shed, and so much more. When you enter the home, you will appreciate the hardwood floors, the incredible amount of storage space throughout, the character that remains, and the incredible amount of living space. This home has THREE living rooms - two on the main level and one downstairs. It also has an eat-in dining room as well as a formal dining room. The primary bedroom has a large walk-in closet and an ensuite bathroom with a jetted tub! If you are looking to get out of the city and own a little piece of heaven with an incredible view, call your REALTOR and book your showing today!