



**394 2 Avenue W
Cardston, Alberta**

MLS # A2190758



\$209,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,817 sq.ft.	Age:	1909 (116 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden, Lawn, Level		

Heating:	Central, ENERGY STAR Qualified Equipment, Wood Stove	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding, Other	Zoning:	Residential R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Crown Molding, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		
Inclusions:	Shed in backyard		

Welcome home to this cozy and beautifully updated gem in a wonderful neighborhood near the temple! Recent renovations inside and out have given this home a fresh new look, including updated paint, lighting, flooring, electrical, plumbing, heating, vinyl windows, shingles, fencing, and so much more. Step inside and feel instantly at ease in the spacious living room, where the newer flooring, a large picture window, and a charming wood stove with a generous cooktop create the perfect space to gather and stay warm during chilly winter nights. The beautifully renovated bathroom leads to a kitchen you will love, featuring a gorgeous butcher block island and plenty of space to create your favorite meals. Just past the dining area and primary bedroom, you’ll find an inviting 21' x 10' addition with glass French Doors, offering a bright and elegant space to relax and connect with loved ones. Upstairs, two cozy bedrooms, a convenient half-bathroom, and a Kenmore stacking washer and dryer add practicality and charm. The fully-fenced backyard is perfect for enjoying the outdoors, with a large garden area, a newer wood fence, and a handy storage shed for all your essentials. This home is ready to welcome its next family with open arms! Call your REALTOR® today and see it for yourself!