



**248 3 Street E**  
**Cardston, Alberta**

**MLS # A2191749**



**\$310,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,166 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home		

**Inclusions:** N/A

Imagine coming home to this charming 5-bedroom, 2-bathroom bungalow offering stunning views of the Rocky Mountains and the Cardston Alberta Temple. Situated on a huge double lot, this home has been thoughtfully updated while maintaining its warmth and charm. Step inside to a bright and inviting living room, where a huge front window frames the incredible mountain scenery. The main floor flows seamlessly to a fantastic kitchen with built-in oven, ample cabinet space, and a cooktop and dishwasher installed just five years ago. From there a primary bedroom, second bedroom, a perfectly appointed bathroom and finally, main floor laundry! The fully renovated basement was taken back to the studs and completely redone five years ago. It now offers three additional bedrooms, a large recreational room, a second bathroom, along with new windows nearly throughout. Additional updates include a laundry room reno, new closet doors upstairs, new front window, a water heater just two years old, recently cleaned ducts for improved air quality, roof replacement in 2014, and 2 new decks just 5 years ago. Located just 30 minutes from Waterton National Park, Cardston offers a hospital, a medical clinic with doctors accepting new patients, grocery stores, restaurants, excellent schools, and more. Don't miss this rare opportunity to own a beautifully updated home with unmatched views and timeless character! Call your favourite REALTOR; today for a private showing!