



248 3 Street E
Cardston, Alberta

MLS # A2191749



\$310,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	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!