



**GRASSROOTS**  
REALTY GROUP

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**817 2 Street E**  
**Cardston, Alberta**

**MLS # A2202160**



**\$320,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Gentle Sloping, Irregular Lot, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, 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>	Stucco, Wood Siding	<b>Zoning:</b>	Residential R2S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Sump Pump(s)		

**Inclusions:** NONE

Here is a very well-kept bungalow, with beautiful wainscotting and natural hardwood floors!! This home features a brand-new, stylish basement suite that is perfect for extended family, guests, or rental income potential. Complete with its own private entrance, kitchen, and bathroom, this space is a rare find and adds incredible value to the property. Not only that, but the dual laundry facilities (upstairs and downstairs) for added convenience, is a huge plus!! The freshly painted interiors and modern finishes throughout make this home ready for you to move in!