



168 3 Street W
Cardston, Alberta

MLS # A2204426



\$250,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,362 sq.ft. | Age: | 2011 (14 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Driveway, Single Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Landscaped, Standard Shaped Lot | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-4-Residential |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks, Skylight(s), Walk-In Closet(s) | | |

Inclusions: Garage door opener, Roughed in Central Vacuum

This is a great 3 bedroom, 3 1/2 bathroom townhouse in a quiet area with an attached single garage. The kitchen and dining room are very roomy with lots of cupboard space, cabinet space, granite countertops and an open floor plan. There is a large living room/family room in the lower floor along with a fully developed basement. The back yard is fenced with a deck for BBQ evenings. The home is close to all amenities and everything you need in a small town. With very little TLC this home would be perfect for a small family.