



GRASSROOTS
REALTY GROUP

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489 6 Avenue W
Cardston, Alberta

MLS # A2205441



\$174,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	911 sq.ft.	Age:	-
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

This thoughtfully updated 3 bedroom, 1 bathroom bungalow offers comfort and convenience all on one floor. Enjoy a spacious kitchen perfect for family meals, and a bright, south-facing living room with direct access to the inviting front porch. The primary bedroom features stylish shiplap detail, while new vinyl flooring runs seamlessly throughout the home. A convenient back entry includes a laundry area with sink. The home also features a newer forced-air furnace with electronic ignition, copper and PEX plumbing, and a 100-amp electrical panel with numerous updates. You'll appreciate the fully insulated cinder block construction and the energy-efficient, all-new windows—even in the garage. The oversized 24x24 heated garage includes a new automatic door and is heated via a protected gas line encased in steel piping. Enjoy all that Cardston has to offer, including fantastic schools, a hospital and clinic, grocery and hardware stores, and more. This home is just 20 minutes from stunning Waterton National Park and home to one of Alberta's most scenic golf courses—with mountain views and easy access to the renowned Cardston Temple. Move-in ready and full of thoughtful upgrades, come see what makes this home truly special! Call your favourite REALTOR® today to book your private viewing!