



**604 8A Avenue W
Cardston, Alberta**

MLS # A2206119



\$395,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,381 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Garden, Landscaped, Lawn, No Neighbours Behind, Street Lighting, Undergr		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: none

Nestled in a quiet, well kept community, this updated single-level half duplex is the perfect blend of comfort, style, and convenience. Thoughtfully designed for easy living, this 3 bedroom, 2 bath home is packed with high-end features and recent upgrades, making it truly move in ready. It has been immaculately kept! Newer hardwood floors throughout the home are warm and inviting. You are sure to enjoy the open concept kitchen with recent renovations to countertops, backsplash and the large deep well sink. Large windows offer lots of natural light throughout the day. All windows and doors have Peka Roll shutters installed on the exterior for safety and security and will keep the house cool in the warm summer months. You will also love the convenience of parking in the oversized, heated single attached garage where there's plenty of space for parking and built in shelving for storage! The yard has been tastefully landscaped with fruit bushes and raised garden beds. You will also enjoy the south view of rolling hills and mountains from your covered backyard deck while you're relaxing or entertaining. Not only is this home close to shopping, parks, golf course, and paved walking paths, it is located all on one level making it desirable for those with limited mobility. Are you looking to downsize without sacrificing quality? Call your favourite Realtor today to view!