



**GRASSROOTS**  
REALTY GROUP

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**592 6 Street W**  
**Cardston, Alberta**

**MLS # A2207551**



**\$375,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,262 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Lawn, Rectangular Lot, Street Lighting, Ur		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-1
<b>Utilities:</b>	-

**Inclusions:** Gemstone Lights

This charming end-unit townhouse is perfect for a retired couple or family looking for comfort, convenience, and a welcoming community. Located on a beautiful corner lot on a quiet street, this home offers easy main floor living with a spacious primary bedroom, walk-in closet, and a 4-piece ensuite. The main floor laundry and additional 2-piece bathroom add to the convenience, making daily living effortless. Enjoy a bright and airy open-concept main level with new vinyl plank flooring and vinyl windows that fill the space with natural light. The home features two bedrooms plus a den, which can also serve as a guest room. Stay comfortable year-round with central air conditioning and cozy up in the basement's large family room with a gas fireplace. Your guests will love the perfectly appointed 4-piece bathroom located close to the guest bedroom. For those who love storage, this home has plenty! A large storage room, cold storage room, and backyard shed provide ample space for all your needs. The underground sprinkler system makes yard maintenance a breeze, and the double-car garage adds extra convenience. Cardston offers excellent medical services, including a wonderful medical clinic with fantastic doctors accepting new patients, a hospital, and seniors's facilities. You'll also find grocery stores, restaurants, banks, a bookstore, and more just minutes away. Enjoy small town living with gorgeous Rocky Mountain views, plus easy access to outdoor activities and local landmarks like the Cardston Alberta Temple and the picturesque Lee Creek Golf Course. And if you need a city escape, Lethbridge is just a 45 minute drive away. Experience townhouse living at its finest with amazing neighbours who truly care for each other. Don't miss this incredible opportunity! Call your favourite REALTOR and schedule a showing today!

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