



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

350 3 Street E
Cardston, Alberta

MLS # A2209940



\$315,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	936 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Carport		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Storage		

Inclusions: N/A

This beautifully maintained bungalow, located on the desirable east side of Cardston, offers nearly 2000 square feet of living space and is full of charm and updates. The main floor features two bedrooms, a full bathroom, a cozy living room, and a kitchen with refinished maple cabinets, striking countertops, and a movable island, perfect for flexible cooking and entertaining. Step right out onto the deck from the kitchen to enjoy morning sunrises or evening BBQ's! Enjoy updated flooring throughout and a spacious layout that flows seamlessly from room to room. The lower level adds even more value with two additional bedrooms, a large family room, a new bathroom, and a spacious laundry/storage area. This home has had extensive plumbing upgrades, including a protective liner installed to prevent tree root intrusion. The roof was replaced less than 12 years ago, offering peace of mind. Outside, you'll find a large backyard with alley access, mature trees for privacy and wind protection, a generous shed, and an additional storage shed attached to the back of the carport. The carport keeps your vehicles sheltered from the elements year-round. Located in a scenic town known for its stunning views of the Rocky Mountains, Cardston is home to the Cardston, Alberta Temple and the historic Remington Carriage Museum. The town offers great amenities including grocery stores, restaurants, a hospital, medical clinic, and excellent schools—making it a wonderful place to raise a family. Don't miss your chance to own this lovingly cared for home in a fantastic location! Call your favourite REALTOR® today to book a showing!