



GRASSROOTS
REALTY GROUP

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**53 7th Avenue E
Cardston, Alberta**

MLS # A2211685

\$339,000



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,079 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.29 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Vinyl Windows		

Inclusions: N/A

This stunning, well cared for bungalow offers the perfect combination of modern updates, comfortable living, and unbeatable views. Built in 2004 and extensively renovated since, this home is truly move-in ready. Step inside and be welcomed by a beautiful main floor featuring two bedrooms, a stylish living room, a beautiful kitchen with butcher block counters (updated in 2019), and new vinyl plank flooring throughout. The entire home is filled with natural light from energy-efficient vinyl windows, and honeycomb blinds that keep the heat out in summer. The roof was replaced in 2021 with new plywood underneath and comes with a lifetime wind warranty for added peace of mind. Downstairs, enjoy a bright walkout basement with tall ceilings, cozy in-floor heating, new vinyl roll flooring, and a warm gas fireplace in the welcoming family room. The wide staircase leads to a playful nook, perfect for kids, and a luxurious master suite with a spa-like ensuite that feels like a private retreat. The basement also includes two hot water tanks—one brand new in 2021—and a well maintained furnace. Step outside from the walkout basement onto a covered deck complete with a wood-burning stove and spark catcher. The backyard is your front row seat to panoramic views of Cardston! You can even watch fireworks in the summer right from your backyard! Additional highlights include hardy board siding, updated electrical (2005), and composite decking (installed 2022). Located in a quiet, sought after neighbourhood with fantastic neighbours, this home is truly a gem. Cardston offers a scenic lifestyle with views of the Rockies, the historic Alberta Temple, and quick access to great local amenities including a hospital, medical clinic, stores, restaurants, and schools. Plus, you're just 45 minutes from Lethbridge and 20 minutes from the breathtaking

trails and lakes of Waterton Lakes National Park. This home is immaculate and shows like new—don’t miss your chance to call it yours!