



GRASSROOTS
REALTY GROUP

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233 5 Street W
Cardston, Alberta

MLS # A2211898



\$298,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 5 Level Split | | |
| Size: | 1,436 sq.ft. | Age: | 1973 (52 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.58 Acre | | |
| Lot Feat: | Cleared | | |

| | | | |
|--------------------|-----------------|-------------------|---|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet | Sewer: | - |
| Roof: | Membrane | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete | Zoning: | R |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: as is

Large home with great potential. Very large lot in a desirable area and a block to Town Square. Walk to schools. There is also a newer detached double car garage. Plus an additional garage. This property is an estate sale and to be considered "AS IS" WHERE IS" Interested buyers are welcome to conduct a property inspection before making an offer as the Personal Representative has never lived in the home and cannot verify anything about the construction or Condition. Possession Date will need to be: Completed when POA is finalized and that date is not known at present. Priced to sell!!!!