

143 5th Avenue E  
Cardston, Alberta

MLS # A2252132



## \$369,000

|                  |                                                      |               |                   |
|------------------|------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                    |               |                   |
| <b>Style:</b>    | 2 Storey                                             |               |                   |
| <b>Size:</b>     | 2,198 sq.ft.                                         | <b>Age:</b>   | 1968 (57 yrs old) |
| <b>Beds:</b>     | 6                                                    | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                               |               |                   |
| <b>Lot Size:</b> | 0.22 Acre                                            |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Garden, Lawn, Rectangular Lot |               |                   |

|                    |                   |                   |                |
|--------------------|-------------------|-------------------|----------------|
| <b>Heating:</b>    | Forced Air        | <b>Water:</b>     | -              |
| <b>Floors:</b>     | Carpet, Linoleum  | <b>Sewer:</b>     | -              |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -              |
| <b>Basement:</b>   | Full              | <b>LLD:</b>       | -              |
| <b>Exterior:</b>   | Brick, Wood Frame | <b>Zoning:</b>    | Residential R1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -              |
| <b>Features:</b>   | No Smoking Home   |                   |                |

**Inclusions:** NA

Welcome to this generously sized two-story home, built in 1968, offering 2198 sq ft of living space and incredible potential for the right buyer. With six bedrooms, two living rooms, and a separate family room, there's more than enough space for a large family—or for hosting and entertaining guests. The home features a separate back entrance, making it ideal for a future basement suite or multi-generational living. The oversized two-car garage includes a dedicated workshop area—perfect for hobbyists, man cave, or extra storage. While the home is dated and would benefit from cosmetic updates like new carpet, it has solid bones and plenty of charm just waiting to be updated. A spacious back deck, fenced backyard, and functional layout offer a great foundation for customization and outdoor enjoyment. Located in an affordable price range for this size of home, this is a rare opportunity to own a large property with so much versatility. Whether you're looking to create your dream family home or invest in a property with rental potential, this one is worth having a look. The home is currently vacant and easy to show.