

25021 RGE RD 254  
Cardston, Alberta

MLS # A2267312



## \$650,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,307 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Driveway		
<b>Lot Size:</b>	5.00 Acres		
<b>Lot Feat:</b>	Level, Pasture		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Country residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vinyl Windows		

**Inclusions:** None

Beautifully Updated 5-Acre Country Home – Minutes From Town! Looking for peaceful country living with the convenience of town just minutes away? This stunning 5-acre property offers the best of both worlds! Originally built in 1955, this 4-bedroom, 2-bathroom home has been completely renovated and modernized, including being moved onto a brand-new basement. The home features stylish finishes and thoughtful updates throughout. Enjoy the comfort of central air conditioning, in-floor heating in the basement, and forced air heating upstairs—perfect for year-round comfort. Outside, the property is perfectly set up for country living! It includes a horse tack room and shelter with water access, chicken coop and run, multiple storage sheds, and a large garden area—ideal for animals, hobbies, and homegrown produce. A detached double-car garage with durable asphalt shingles and natural gas roughed in on the southeast corner offers convenience and flexibility for future upgrades. Plus, being on town water means there’s no need for a well. With its ideal location, modern upgrades, and acreage ready for animals, gardening, and family living, this property is truly a must-see for anyone seeking space, comfort, and a touch of country charm.