

584 2nd Avenue W  
Cardston, Alberta

MLS # A2269275



## \$425,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,475 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Lawn, Private, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Veneer	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Storage		

**Inclusions:** None

This is a must see property as it is suited for a family or a couple that is retiring. Great location with great neighbors, well built with a great floor plan. This home has a sun room that is very comfortable to sit in or even start plants in to plant in the spring. This home has a gas fire place in the living room and lots of space. Air conditioning is also part of the benefits of this home. A must see.