

**582 3a Avenue
Cardston, Alberta**

MLS # A2277128



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,945 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: All Window coverings, sheds X2 (as is), Treehouse zip line, Playhouse, Peep hole camera, Front camera.

LOOKING FOR A SWEET DEAL?! Welcome to this inviting family home tucked into a quiet cul-de-sac in Cardston, just steps from the Elementary School and surrounded by a close knit, family friendly neighbourhood FOR AN INCREDIBLE PRICE! This is the kind of location where life feels easy, streets are safe, and there is room for families to grow. The main level of this lovely home offers a comfortable and functional layout, featuring a warm, welcoming living room and a blend of hardwood floors and carpet throughout. The kitchen, dining, and family spaces flow nicely together, making it easy to stay connected whether you're hosting, helping with homework, or enjoying everyday life. With five bedrooms total, including four bedrooms upstairs with a Jack and Jill 4 piece bathroom, this home provides the space families are looking for. The basement includes an additional bedroom that just needs some new flooring to make it your own, another bathroom, along with a large storage room that is perfect for seasonal items, sports gear, or extra organization. The home also includes three chest freezers, which will remain with the property, as the space was custom-built to accommodate them. The backyard is huge and inviting with included treehouse zip line and playhouse for the kids and a perfectly appointed concrete patio with pergola for those summer evening BBQ's. With Waterton Lakes National Park only a short drive away, you'll love both the comfort of the home and the lifestyle that comes with living in Cardston. Many wonderful amenities including a medical clinic (taking new patients), a hospital, fantastic grocery store, restaurants, and more, make Cardston even better! Call your favourite REALTOR today to book your private showing!