

135 5 Avenue E  
Cardston, Alberta

MLS # A2279743



**\$349,900**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bungalow	
<b>Size:</b>	1,272 sq.ft.	<b>Age:</b> 1967 (59 yrs old)
<b>Beds:</b>	5	<b>Baths:</b> 2
<b>Garage:</b>	Carport, Concrete Driveway, Front Drive, Off Street, Oversized	
<b>Lot Size:</b>	0.17 Acre	
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped	

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage, Tankless Hot Water		

**Inclusions:** Fridge, Stove, Washer, Dryer, All Window Coverings, Shed (as is)

Welcome to 135 5 Avenue E, Cardston — a well-maintained and fully developed 1,300 sq ft bungalow perfectly suited for growing families or those looking to just start out. This home offers 5 bedrooms and 2 bathrooms, with a functional layout that maximizes space on both levels. Numerous updates add comfort and efficiency, including updated flooring, a high-efficiency furnace, hot water on demand and more. Ideally located close to downtown Cardston and nearby schools, you will also be directly across from green space. This property combines convenience with a pleasant, open outlook. Outside, you'll appreciate the fenced yard, carport, and ample parking, making room for family, guests, or recreational vehicles. A solid, move-in-ready home in a desirable location—this is a great opportunity to own a versatile property in the heart of Cardston.