

**275 2 Street W**  
**Cardston, Alberta**

**MLS # A2225664**



**\$390,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,321 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached, Single Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener & remote

This beautifully updated home in Cardston is a rare find—just steps from the temple and full of features that blend comfort, character, and practicality. With standout curb appeal, a durable metal roof, a single attached garage, a detached shop, and RV parking, this property is perfectly suited for families, retirees, or investors. The home offers 4 spacious bedrooms and 2.5 bathrooms, including a 2-piece ensuite in the upstairs primary bedroom. The main floor features a bright living room, main floor laundry, and a charming dining area with elegant wainscoting that adds a timeless touch of character. Downstairs, enjoy a large, open family room complete with a wet bar and a beautifully renovated bathroom, creating the perfect space for entertaining or relaxing. The basement has been freshly updated with new flooring and paint, giving the space a clean, modern feel. Outside, the home shines with a new back deck, a separate patio area, and a beautifully landscaped backyard—ideal for gatherings or quiet evenings. Two garden sheds offer great additional storage, along with ample storage space inside the home and in the detached shop. Located in a quiet, desirable area just 45 minutes from the city of Lethbridge, this move-in-ready home offers a wonderful balance of space, style, and small-town charm. A true must-see! Call your REALTOR® and book your showing today!