

228 3 Street W
Cardston, Alberta

MLS # A2276356



\$250,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,399 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Private, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, central AC, Pekaroll shutters, window coverings

This home is affordable, well cared for, has loads of potential, and is in a great location! Built in 1960, this one-level home offers 3 bedrooms, 1.5 bathrooms, and sits on a generous 0.21-acre lot with a good-sized, fully fenced yard. It has lovely curb appeal and a brand new metal roof, that will be installed, is a big bonus you won't have to worry about for years to come. Inside, you'll find a home that hasn't been updated over the years, but has clearly been looked after. It's a great opportunity for someone who wants to put their own stamp on a place and build equity along the way. The full basement is partially finished and ready for a fresh start — many buyers will choose to re-imagine the space to better suit their needs, whether that's adding proper bedrooms, a family room, or a home office. The existing half bathroom does have a tub that just hasn't been hooked up yet so it would be fairly easy to turn in to a full bathroom. There's an attached garage (accessed from outside) and a location that's hard to beat — close to the Cardston Temple and nearby amenities, in a well-established neighbourhood. If you're looking for a home with good bones, a nice lot, and plenty of opportunity to update and make it your own, this one is definitely worth a look.