

**30058 Hwy 501**  
**Rural Cardston County, Alberta**

**MLS # A2299466**



**\$525,000**

|                  |                                  |               |                    |
|------------------|----------------------------------|---------------|--------------------|
| <b>Division:</b> | NONE                             |               |                    |
| <b>Type:</b>     | Residential/House                |               |                    |
| <b>Style:</b>    | 2 Storey, Acreage with Residence |               |                    |
| <b>Size:</b>     | 2,866 sq.ft.                     | <b>Age:</b>   | 1902 (124 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 4                  |
| <b>Garage:</b>   | Single Garage Attached           |               |                    |
| <b>Lot Size:</b> | 1.92 Acres                       |               |                    |
| <b>Lot Feat:</b> | Standard Shaped Lot              |               |                    |

|                    |  |                   |             |
|--------------------|--|-------------------|-------------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | Public      |
| <b>Floors:</b>     | Carpet, Hardwood   | <b>Sewer:</b>     | Septic Tank |
| <b>Roof:</b>       | Metal  | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Partial  | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Stucco   | <b>Zoning:</b>    | CR          |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Built-in Features, No Smoking Home, Pantry, Separate Entrance, Storage |                   |             |

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener & remote, hot tub, gemstone lights, pergola, all out buildings except sea can (sea can negotiable)

Welcome to acreage living just minutes from town. This charming century home blends character with thoughtful updates, including extensive renovations over the years and a large addition completed in 2008. The roof was also redone in 2012, giving peace of mind for years to come. Located just two minutes outside of Cardston and connected to municipal water, this approximately 2-acre property offers the space and privacy you've been looking for while still keeping everyday conveniences close by. Mature trees surround the yard, creating a peaceful setting complete with a single attached garage, plenty of parking, a dog run, storage shed, and room to truly enjoy the outdoors. Evenings are made better with permanent gemstone lights and a relaxing hot tub, perfect for unwinding year-round. Inside, you'll immediately notice the warmth of the hardwood floors, the preserved character of the home, and the incredible amount of storage and living space throughout. With four bedrooms and four full bathrooms, this home was designed with family living in mind. There are three separate living areas, two on the main level and one downstairs, offering flexibility for gathering, entertaining, or simply spreading out. The home also features both an eat-in dining space and a formal dining room for larger occasions. The primary bedroom includes a spacious walk-in closet and a private ensuite complete with a jetted tub, creating a comfortable retreat at the end of the day. If you've been dreaming of more space, beautiful views, and a home that offers both character and functionality, this property delivers the best of country living just minutes from town.