

# \$260,000 - 482 2 Avenue W, Cardston

MLS® #A2211751

**\$260,000**

4 Bedroom, 2.00 Bathroom, 1,421 sqft

Residential on 0.34 Acres

NONE, Cardston, Alberta

Welcome to this charming and cozy two story home in the heart of beautiful Cardston, Alberta! Featuring four spacious bedrooms and two bathrooms, this inviting home is full of character and comfort. While it retains a delightful vintage charm, it offers an excellent opportunity for modern updates to make it your own. Enjoy sun-drenched mornings thanks to the home's East-facing front. The massive yard offers endless potential, complete with a storage shed at the back for all your tools and toys. Located in a quiet, picturesque neighbourhood, this home is close to everything Cardston has to offer—a hospital, medical clinic, excellent schools, grocery stores, a pool, a scenic golf course, and more. With breathtaking views of the Rocky Mountains and just a short 20-minute drive to Waterton Lakes National Park, outdoor adventure is always within reach. Don't miss this opportunity to own a truly special home in one of Alberta's most scenic and welcoming communities!

Built in 1943

## Essential Information

MLS® #	A2211751
Price	\$260,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,421
Acres	0.34
Year Built	1943
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	482 2 Avenue W
Subdivision	NONE
City	Cardston
County	Cardston County
Province	Alberta
Postal Code	T0K0K0

### **Amenities**

Parking Spaces	4
Parking	Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Oven, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Storage
Lot Description	Few Trees, Garden, Open Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	38
Zoning	Residential R1

## **Listing Details**

Listing Office	Grassroots Realty Group
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