

# \$305,000 - 355 2 Avenue W, Cardston

MLS® #A2236214

**\$305,000**

3 Bedroom, 3.00 Bathroom, 1,341 sqft

Residential on 0.35 Acres

NONE, Cardston, Alberta

Welcome home to 355 2nd Ave West sitting on a spacious, fully fenced lot in a great neighbourhood, just steps from the stunning Cardston Temple, hospital, post office, banks, and other amenities. This home boasts a single detached garage and beautifully maintained hardwood floors. Large newer vinyl windows in the living room flood the space with natural light, while the cozy fireplace adds warmth and charm. The bright, airy kitchen features a patio door leading to a potential dog run or BBQ area, complete with a gas line hook-up. Three comfortable bedrooms and a 4-piece bathroom complete the main floor. Downstairs, youâ€™™ll find a fourth bedroom with a 1-piece bath (shower) that could double as a home gym, a spacious family room, office, laundry area, a 2-piece bathroom, and additional storage. Enjoy peace of mind with many recent upgrades including updated plumbing (2023), a 2-year-old hot water tank, and a newer furnace blower, fan, and motherboard. A gas heater adds extra warmth to the basement in the colder months, and central air keeps things cool in the summer. Outside, the home is finished with durable Hardie board siding. The large backyard is a true gem, featuring two apple trees, vibrant flowers, and a raspberry bushâ€™™perfect for gardening or relaxing. This is a solid home with classic character and still room to build some equity with a few more updates. Donâ€™™t miss it! Call your favourite REALTORÂ® today to book your showing!



Built in 1953

### Essential Information

MLS® #	A2236214
Price	\$305,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,341
Acres	0.35
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	355 2 Avenue W
Subdivision	NONE
City	Cardston
County	Cardston County
Province	Alberta
Postal Code	T0K0K0

### Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Built-in Features, Laminate Counters, See Remarks, Storage, Sump Pump(s)
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Dog Run, Private Yard, Rain Gutters, Storage
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 7th, 2025
Days on Market	49
Zoning	R1

## Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.