

# \$310,000 - 248 3 Street E, Cardston

MLS® #A2191749

**\$310,000**

5 Bedroom, 2.00 Bathroom, 1,166 sqft

Residential on 0.19 Acres

NONE, Cardston, Alberta

Imagine coming home to this charming 5-bedroom, 2-bathroom bungalow offering stunning views of the Rocky Mountains and the Cardston Alberta Temple. Situated on a huge double lot, this home has been thoughtfully updated while maintaining its warmth and charm. Step inside to a bright and inviting living room, where a huge front window frames the incredible mountain scenery. The main floor flows seamlessly to a fantastic kitchen with built-in oven, ample cabinet space, and a cooktop and dishwasher installed just five years ago. From there a primary bedroom, second bedroom, a perfectly appointed bathroom and finally, main floor laundry! The fully renovated basement was taken back to the studs and completely redone five years ago. It now offers three additional bedrooms, a large recreational room, a second bathroom, along with new windows nearly throughout. Additional updates include a laundry room reno, new closet doors upstairs, new front window, a water heater just two years old, recently cleaned ducts for improved air quality, roof replacement in 2014, and 2 new decks just 5 years ago. Located just 30 minutes from Waterton National Park, Cardston offers a hospital, a medical clinic with doctors accepting new patients, grocery stores, restaurants, excellent schools, and more. Don't miss this rare opportunity to own a beautifully updated home with unmatched views and timeless character! Call your favourite REALTOR® today for a private



showing!

Built in 1965

### Essential Information

MLS® #	A2191749
Price	\$310,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,166
Acres	0.19
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	248 3 Street E
Subdivision	NONE
City	Cardston
County	Cardston County
Province	Alberta
Postal Code	T0K 0K0

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	Laminate Counters, No Smoking Home
Appliances	Dishwasher, Refrigerator, Built-In Range, Built-In Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Views, Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 1st, 2025
Days on Market	78
Zoning	R1

### **Listing Details**

Listing Office	Grassroots Realty Group
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