

# \$419,000 - 721 7th Avenue W, Cardston

MLS® #A2226951

**\$419,000**

2 Bedroom, 2.00 Bathroom, 1,082 sqft

Single Family on 0.06 Acres

N/A, Cardston, Alberta

## LOADED WITH ALL THE UPGRADES -

Welcome to main floor living at its finest in this brand new, MOVE-IN-READY, single car garage, 2 bedroom, 2 bathroom condo, offering over 1000 square ft of thoughtfully designed living space. Enjoy the comfort and efficiency of in-floor heating with multi-zone control, high-efficiency combination boiler, and central air. The open concept kitchen and living room feature luxury vinyl plank flooring, vaulted ceilings, a large island, sleek stainless steel appliances, gold faucet accents, and ample cabinet space. The cozy fireplace in the living room adds warmth and charm. The spacious primary suite includes a walk-in shower and a beautifully designed ensuite. Wide 36" door frames make this unit fully accessible. Vinyl windows fill the space with natural light, and sound mitigation throughout ensures quiet, peaceful living. This quality built home boasts exterior walls made from 6.5" structural insulated panels (R22 rated) and an insulated concrete form foundation for top-tier energy efficiency. Radon protection is built-in, along with an air exchanger for fresh indoor air. An exciting common area with Pickleball courts coming soon, adds to the lifestyle appeal of this low maintenance home. A perfect combination of quality, comfort, and community living! Call your favourite REALTOR® to book your showing today! (id:6289)

Built in 2024



## Essential Information

Listing #	A2226951
Price	\$419,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,082
Acres	0.06
Year Built	2024
Type	Single Family
Sub-Type	Bare Land Condo
Style	Bungalow

## Community Information

Address	721 7th Avenue W
Subdivision	N/A
City	Cardston
Province	Alberta
Postal Code	T0K0K0

## Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping, Recreation Centre
Features	PVC window, No Smoking Home, Parking
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

## Interior

Appliances	Refrigerator, Water softener, Dishwasher, Stove, Microwave Range Hood Combo, Garage door opener, Washer & Dryer
Heating	High-Efficiency Furnace, Other, Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

## Exterior

Exterior Features	Landscaped, Lawn
Construction	ICF Block

Foundation

See Remarks

## Listing Details

Listing Office

Grassroots Realty Group



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