

# \$294,000 - 355 2 Avenue W, Cardston

MLS® #A2236214

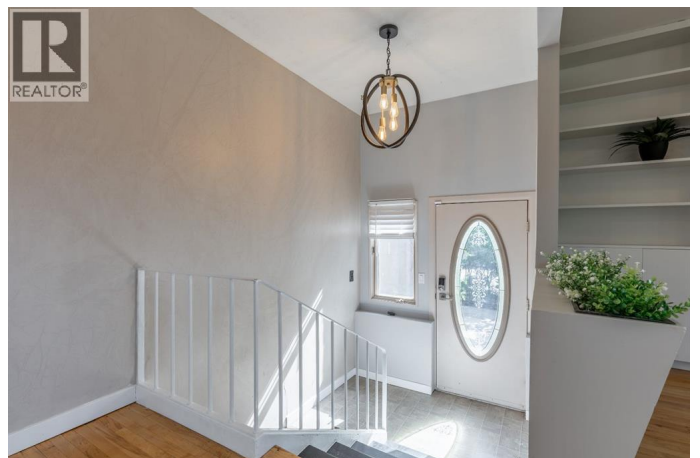
**\$294,000**

3 Bedroom, 3.00 Bathroom, 1,341 sqft

Single Family on 0.35 Acres

N/A, 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 REALTOR® today to book your showing!



(id:6289)

Built in 1953

**Essential Information**

Listing #	A2236214
Price	\$294,000
Bedrooms	3
Bathrooms	3.00
Half Baths	2
Square Footage	1,341
Acres	0.35
Year Built	1953
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

**Community Information**

Address	355 2 Avenue W
Subdivision	N/A
City	Cardston
Province	Alberta
Postal Code	T0K0K0

**Amenities**

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	See remarks, Gas BBQ Hookup
Parking Spaces	3
Parking	Detached Garage, Other, Parking Pad
# of Garages	1

**Interior**

Appliances	Refrigerator, Dishwasher, Stove
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Has Basement      Yes

## Exterior

Exterior      Concrete, Wood siding  
Construction      Poured concrete  
Foundation      Poured Concrete

## Listing Details

Listing Office      Grassroots Realty Group



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