

# \$174,900 - 489 6 Avenue W, Cardston

MLS® #A2205441

**\$174,900**

3 Bedroom, 1.00 Bathroom, 911 sqft

Residential on 0.17 Acres

NONE, Cardston, Alberta

This thoughtfully updated 3 bedroom, 1 bathroom bungalow offers comfort and convenience all on one floor. Enjoy a spacious kitchen perfect for family meals, and a bright, south-facing living room with direct access to the inviting front porch. The primary bedroom features stylish shiplap detail, while new vinyl flooring runs seamlessly throughout the home. A convenient back entry includes a laundry area with sink. The home also features a newer forced-air furnace with electronic ignition, copper and PEX plumbing, and a 100-amp electrical panel with numerous updates. You'll appreciate the fully insulated cinder block construction and the energy-efficient, all-new windows—even in the garage. The oversized 24x24 heated garage includes a new automatic door and is heated via a protected gas line encased in steel piping. Enjoy all that Cardston has to offer, including fantastic schools, a hospital and clinic, grocery and hardware stores, and more. This home is just 20 minutes from stunning Waterton National Park and home to one of Alberta's most scenic golf courses—with mountain views and easy access to the renowned Cardston Temple. Move-in ready and full of thoughtful upgrades, come see what makes this home truly special! Call your favourite REALTOR® today to book your private viewing!



## Essential Information

MLS® #	A2205441
Price	\$174,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	911
Acres	0.17
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	489 6 Avenue W
Subdivision	NONE
City	Cardston
County	Cardston County
Province	Alberta
Postal Code	T0K0K0

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Crawl Space

### **Exterior**

Exterior Features	Storage
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Block

**Additional Information**

Date Listed	May 5th, 2025
Days on Market	5
Zoning	R1

**Listing Details**

Listing Office	Grassroots Realty Group
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