

# \$339,000 - 53 7th Avenue E, Cardston

MLS® #A2211685

**\$339,000**

3 Bedroom, 2.00 Bathroom, 1,079 sqft

Residential on 0.29 Acres

NONE, Cardston, Alberta

This stunning, well cared for bungalow offers the perfect combination of modern updates, comfortable living, and unbeatable views. Built in 2004 and extensively renovated since, this home is truly move-in ready. Step inside and be welcomed by a beautiful main floor featuring two bedrooms, a stylish living room, a beautiful kitchen with butcher block counters (updated in 2019), and new vinyl plank flooring throughout. The entire home is filled with natural light from energy-efficient vinyl windows, and honeycomb blinds that keep the heat out in summer. The roof was replaced in 2021 with new plywood underneath and comes with a lifetime wind warranty for added peace of mind. Downstairs, enjoy a bright walkout basement with tall ceilings, cozy in-floor heating, new vinyl roll flooring, and a warm gas fireplace in the welcoming family room. The wide staircase leads to a playful nook, perfect for kids, and a luxurious master suite with a spa-like ensuite that feels like a private retreat. The basement also includes two hot water tanks—one brand new in 2021—and a well maintained furnace. Step outside from the walkout basement onto a covered deck complete with a wood-burning stove and spark catcher. The backyard is your front row seat to panoramic views of Cardston! You can even watch fireworks in the summer right from your backyard! Additional highlights include hardy board siding, updated electrical (2005), and composite decking (installed 2022). Located in a quiet, sought after



neighbourhood with fantastic neighbours, this home is truly a gem. Cardston offers a scenic lifestyle with views of the Rockies, the historic Alberta Temple, and quick access to great local amenities including a hospital, medical clinic, stores, restaurants, and schools. Plus, youâ€™re just 45 minutes from Lethbridge and 20 minutes from the breathtaking trails and lakes of Waterton Lakes National Park. This home is immaculate and shows like newâ€”donâ€™t miss your chance to call it yours!

Built in 2004

### Essential Information

MLS® #	A2211685
Price	\$339,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,079
Acres	0.29
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	53 7th Avenue E
Subdivision	NONE
City	Cardston
County	Cardston County
Province	Alberta
Postal Code	T0K0K0

### Amenities

Parking Spaces	3
Parking	Concrete Driveway, Parking Pad

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees
Roof	Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	April 14th, 2025
Days on Market	18
Zoning	R1

## Listing Details

Listing Office	Grassroots Realty Group
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