

# \$269,000 - 529 4 Street W, Cardston

MLS® #A2203211

**\$269,000**

3 Bedroom, 1.00 Bathroom, 1,299 sqft

Residential on 0.45 Acres

NONE, Cardston, Alberta

Welcome to this cozy 1 and a half story 1930's home on a massive lot, featuring a double car garage/shop, two sheds, and an additional single car garage-sized shed, offering plenty of space for storage, hobbies, or even a small business. Inside, you will discover fantastic upgrades, including a new furnace, new plumbing, and 100-amp electrical service, and several new vinyl windows, while still offering great potential for further updates to suit your style. The main floor boasts a primary bedroom and a newly renovated bathroom with a walk-in shower. A second main floor bedroom has been converted into a laundry room for added convenience. Upstairs, youâ€™ll find two cozy dormer-style bedrooms, perfect for guests or family. This home also offers plenty of accessible attic storage, and while the basement isn't made for living space, it provides excellent additional storage space. Outside you will enjoy the detached, finished garage, complete with electricity and air conditioningâ€”perfect for keeping projects going even in the heat of summer. A long driveway with back alley access makes parking easy, with ample space for an RV or extra vehicles. Nestled in a peaceful neighbourhood, this home is close to town square, dentist offices, the Cardston Alberta Temple, the elementary school, and more. Cardston is just 20 minutes from the U.S. border and Waterton National Park, offering easy access to outdoor adventures. This charming community features fantastic



amenities, including pools, pickleball courts, scenic walking paths with disc golf, the stunning Lee Creek Golf Course, and more! This quaint home is full of character and ready for its next owner! Call your favourite REALTOR® and book a showing today!

Built in 1930

### Essential Information

MLS® #	A2203211
Price	\$269,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,299
Acres	0.45
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	529 4 Street W
Subdivision	NONE
City	Cardston
County	Cardston County
Province	Alberta
Postal Code	T0K0K0

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Parking Pad
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Vinyl Windows, Wood Windows
Appliances	Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings,

	Portable Dishwasher
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Unfinished, Partial

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Rectangular Lot, Street Lighting, Few Trees
Roof	Metal
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 31st, 2025
Days on Market	56
Zoning	R-1

## Listing Details

Listing Office	Grassroots Realty Group
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