



Anne French
Your REALTOR®
Love where you live.

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269 6 Street W
Cardston, Alberta

MLS # A2171195



\$350,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,956 sq.ft.	Age:	1975 (49 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: dishwasher, fridge, 2 stoves, washer, dryer, trash compactor, hood fan, garage door opener

Sitting on over a quarter acre lot with soaring, mature trees, a garden area, large shed, and fenced backyard this home is ready for you and your family to make it your own! This home has a super-single attached garage with access through the garage to the main level of the home and the basement!! It is a car lover's dream with a workshop area in the back and plenty of space to park your car. Inside the home you will appreciate the large four bedrooms, three full bathrooms (including a primary bedroom ensuite bathroom), hot water boiler heating, a newer roof, spacious upstairs living room, dining room, and eat-in kitchen areas, and beautiful four seasons sunroom! On the main floor you will find three large bedrooms, perfect for a young family wanting to keep the kids close, or for those looking for one or two main floor offices. There is also new vinyl plank flooring in the kitchen and eat-in kitchen area! A good-sized laundry room/back mud hall and spiral staircase to the basement finish off the main floor! Downstairs there is another bedroom, two huge storage rooms, a very open basement family room, and a wood burning fireplace! This home has incredible potential, size, a quiet location, and beautiful yard… what more could you ask for?! Don't delay call your favourite REALTOR® and book your showing today!!