

**162 3 Street W  
Cardston, Alberta**

**MLS # A2203547**



**\$275,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                   |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,512 sq.ft.           | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.04 Acre              |               |                   |
| <b>Lot Feat:</b> | Standard Shaped Lot    |               |                   |

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Storage

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener & remote

Welcome to this charming townhome in the heart of Cardston! This home boasts a beautiful layout with hardwood floors on the main level, a modern kitchen featuring stainless steel appliances, a pantry, and granite countertops, and a fenced backyard. The whole home has just been freshly painted from top to bottom, new light bulbs installed throughout, and a dishwasher put in! With four spacious bedrooms and three full bathrooms, there's ample room for the entire family. The fully fenced backyard offers privacy and space for outdoor activities, while the single attached garage and plenty of storage space throughout make this home as practical as it is inviting. Perfectly situated near grocery stores, restaurants, shops, and just a short drive from Waterton Lakes National Park, you'll enjoy easy access to all the fantastic amenities the Cardston area has to offer. Whether you're an investor seeking a great rental opportunity, a young family looking to make your first home purchase, a professional in need of a comfortable place to call home, or a larger family with children, this home is ideal for all. The thoughtful layout includes three bedrooms upstairs, one bedroom downstairs, and living spaces both on the main floor and in the basement, providing plenty of room for everyone to spread out. Don't miss the opportunity to make this wonderful townhome yours! Call your favourite REALTOR® and book your showing today!