

**490 Homeseekers Avenue
Cardston, Alberta**

MLS # A2203649



\$625,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,138 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	9.75 Acres		
Lot Feat:	Back Yard, Standard Shaped Lot		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Dishwasher, fridge, stove, washer and dryer, microwave, Optional wheel line irrigation, garage door opener & remote

Looking for the perfect blend of town convenience and country charm? This turn-key bi-level home offers just that! Nestled on nearly 10 acres within Cardston boundaries, you'll enjoy the best of both worlds—all the town amenities while embracing the space and freedom of rural living. Inside, this open-concept home features 3 bedrooms and 2 bathrooms providing plenty of space for family and guests. The spacious front and back entryways make coming and going a breeze—perfect for those who love the outdoors, own animals, or just need extra room for gear. With irrigation, storage, ready-to-go corrals and pens, or the potential to subdivide, this property is full of opportunities. Whether you dream of starting a hobby farm, expanding your garden, or simply enjoying the peace and privacy of country life, this home has it all. Plus, the attached single garage adds convenience for parking and storage. Contact your favorite REALTOR® and come see this one-of-a-kind property for yourself—it's ready to welcome you home!