

# \$310,000 - 248 3 Street E, Cardston

MLS® #A2191749

**\$310,000**

5 Bedroom, 2.00 Bathroom, 1,166 sqft  
Residential on 0.19 Acres

NONE, Cardston, Alberta

Imagine coming home to this charming 5-bedroom, 2-bathroom bungalow offering stunning views of the Rocky Mountains and the Cardston Alberta Temple. Situated on a huge double lot, this home has been thoughtfully updated while maintaining its warmth and charm. Step inside to a bright and inviting living room, where a huge front window frames the incredible mountain scenery. The main floor flows seamlessly to a fantastic kitchen with built-in oven, ample cabinet space, and a cooktop and dishwasher installed just five years ago. From there a primary bedroom, second bedroom, a perfectly appointed bathroom and finally, main floor laundry! The fully renovated basement was taken back to the studs and completely redone five years ago. It now offers three additional bedrooms, a large recreational room, a second bathroom, along with new windows nearly throughout. Additional updates include a laundry room reno, new closet doors upstairs, new front window, a water heater just two years old, recently cleaned ducts for improved air quality, roof replacement in 2014, and 2 new decks just 5 years ago. Located just 30 minutes from Waterton National Park, Cardston offers a hospital, a medical clinic with doctors accepting new patients, grocery stores, restaurants, excellent schools, and more. Don't miss this rare opportunity to own a beautifully updated home with unmatched views and timeless character! Call your favourite REALTOR® today for a private



showing!

Built in 1965

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2191749    |
| Price          | \$310,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,166       |
| Acres          | 0.19        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 248 3 Street E  |
| Subdivision | NONE            |
| City        | Cardston        |
| County      | Cardston County |
| Province    | Alberta         |
| Postal Code | T0K 0K0         |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters, No Smoking Home                      |
| Appliances        | Dishwasher, Refrigerator, Built-In Range, Built-In Oven |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | None                              |
| Lot Description   | Back Yard, Views, Few Trees, Lawn |
| Roof              | Asphalt Shingle                   |
| Construction      | Concrete, Stucco, Wood Frame      |
| Foundation        | Poured Concrete                   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 1st, 2025 |
| Days on Market | 79                 |
| Zoning         | R1                 |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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