

# \$999,990 - 173 7 Avenue W, Cardston

MLS® #A2177858

**\$999,990**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.74 Acres

NONE, Cardston, Alberta

PRICE REDUCED on this Historic Cardston Gem on 0.74 Acres – A Rare Opportunity! Step back in time with one of Cardston’s original homes, a property rich in history and charm. Designated an Alberta Historic Resource, this unique estate beautifully preserves its heritage while offering modern functionality.

The Manor

• Construction & Craftsmanship: Built between 1889 and 1929 by Henry Hoet, a Belgian finishing carpenter, using local river rocks, rare hardwoods, and vibrant stained glass.

• Unique Details:

- o Intricate ceiling tiles crafted from rare wood remnants from the Alberta Mormon Temple and the iconic Prince of Wales Hotel in Waterton Park.

- o Tiffany lights and custom bookshelves imported from Italy in the 1920s.

• Layout:

- o Three dining rooms, a commercial kitchen, reception area, and washrooms.

- o Private owner’s suite with a main-floor primary bedroom (with ensuite), a kitchen, laundry, office, and two upstairs bedrooms with a shared bathroom.

• Ambiance: Featuring three fireplaces, the manor exudes timeless charm and is ideal for weddings, corporate retreats, or special events, with seating for up to 95 guests.

B & B Building

• Two distinct suites designed for short- or



long-term rentals:

- o Main Floor: Two bedrooms, two bathrooms, kitchen, living room, and sauna.
- o Upper Floor: Two bedrooms, one bathroom, and a rooftop patio overlooking the grounds.

#### Business Potential

The on-site restaurant currently operates a twice-weekly buffet but has ample room for expansion. It's perfect for hosting birthdays, anniversaries, funerals, corporate meetings, or retreats. Its rich history and cozy ambiance make it a "special place" ideal for visitors and locals alike.

Located in picturesque Cardston, this property offers endless opportunities: as a thriving business, a stunning private residence, or both. Whether you envision an event venue, boutique accommodations, or a cherished family home, this one-of-a-kind property is ready for its next chapter.

Don't miss the chance to own this piece of Alberta's history!

Built in 1889

#### Essential Information

MLS® #	A2177858
Price	\$999,990
Bathrooms	0.00
Acres	0.74
Year Built	1889
Type	Commercial
Sub-Type	Mixed Use
Status	Active

#### Community Information

Address	173 7 Avenue W
Subdivision	NONE
City	Cardston
County	Cardston County

Province	Alberta
Postal Code	T0K0K0

**Additional Information**

Date Listed	November 15th, 2024
Days on Market	159
Zoning	R-11 R-13

**Listing Details**

Listing Office	MaxWell Capital Realty
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