

# \$395,000 - 604, 8a Avenue W, Cardston

MLS® #A2206119

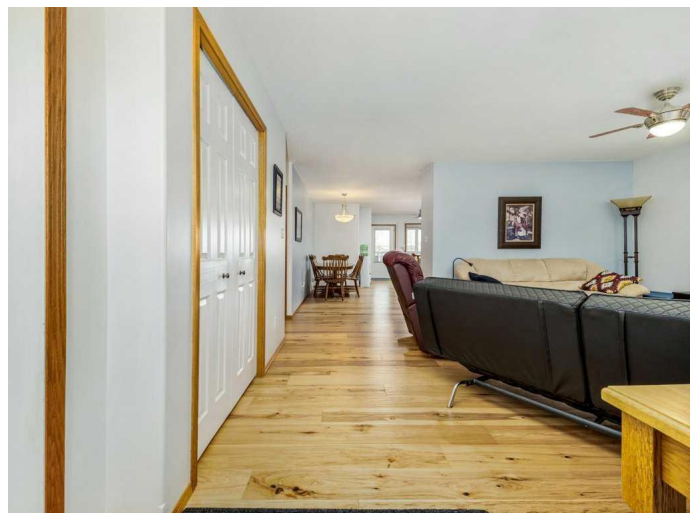
**\$395,000**

3 Bedroom, 2.00 Bathroom, 1,381 sqft  
Residential on 0.14 Acres

NONE, Cardston, Alberta

Nestled in a quiet, well kept community, this updated single-level half duplex is the perfect blend of comfort, style, and convenience. Thoughtfully designed for easy living, this 3 bedroom, 2 bath home is packed with high-end features and recent upgrades, making it truly move in ready. It has been immaculately kept! Newer hardwood floors throughout the home are warm and inviting. You are sure to enjoy the open concept kitchen with recent renovations to countertops, backsplash and the large deep well sink. Large windows offer lots of natural light throughout the day. All windows and doors have Peka Roll shutters installed on the exterior for safety and security and will keep the house cool in the warm summer months. You will also love the convenience of parking in the oversized, heated single attached garage where there's plenty of space for parking and built in shelving for storage! The yard has been tastefully landscaped with fruit bushes and raised garden beds. You will also enjoy the south view of rolling hills and mountains from your covered backyard deck while you're relaxing or entertaining. Not only is this home close to shopping, parks, golf course, and paved walking paths, it is located all on one level making it desirable for those with limited mobility. Are you looking to downsize without sacrificing quality? Call your favourite Realtor today to view!

Built in 2006



## Essential Information

MLS® #	A2206119
Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,381
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	604, 8a Avenue W
Subdivision	NONE
City	Cardston
County	Cardston County
Province	Alberta
Postal Code	T0K0K0

## Amenities

Parking Spaces	2
Parking	Concrete Driveway, Single Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	None
Lot Description	Garden, Landscaped, Lawn, No Neighbours Behind, Street Lighting,

	Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	3
Zoning	R1

### **Listing Details**

Listing Office	MaxWell Capital Realty - Cardston
----------------	-----------------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.