# \$280,000 - 20 7 Avenue W, Cardston

MLS® #A2246244

## \$280,000

4 Bedroom, 3.00 Bathroom, 1,320 sqft Residential on 0.21 Acres

NONE, Cardston, Alberta

PRICE DRASTICALLY REDUCED -LOCATED A FEW BLOCKS FROM DOWN TOWN THIS HOME IS ON A SPACIOUS FENCED LOT SURROUNDED BY TREES WITH PLENTY OF ROOM FOR CHILDREN. PETS AND A GARDEN. IT ALSO HAS AN EASY ACCESS RAISED GARDEN BOX. THIS SOLID FAMILY HOME HAS 3 BEDROOMS AND 2 FULL BATHS UPSTAIRS.. THE PRIMARY BEDROOM FEATURES A PRIVATE DECK FOR MORNING OR EVENING RELAXATION AND A FULL ENSUITE BATHROOM, ONE OF THE OTHER BEDROOMS ALSO HAS A SLIDING DOOR OUT TO ANOTHER DECK PROVIDING THIS HOME WIYH EXCELLENT AIR FLOW TO COOL THE HOME VERY EFFICIENTLY ON THOSE WARM SUMMER EVENINGS. THE KITCHEN HAS PLENTY OF COUNTER SPACE AND OPENS UP TO THE DINING ROOM AND LIVING ROOM FOR GREAT SPACE FOR THOSE FAMILY GET TOGETHERS. THE BASEMENT INCLUDES A HUGE FAMILY ROOM PERFECT FOR MOVIES AND GAMES WITH A FOURTH BEDROOM AND A CONVENIENTLY LOCATED BATHROOM WITH SHOWER. THERE IS ALSO AN OFFICE ROOM THAT COULD EASILY BE CONVERTED TO A FIFTH BEDROOM WITH THE ADDITION OF AN EGRESS WINDOW. THE BASEMENT ALSO PROVIDES LOTS OF STORAGE SPACES INCLUDING A STORAGE ROOM. THE SINGLE ATTACHED GARAGE IS A







MECHANICS DREAM WITH A BUILT IN ENGINE HOIST AND A SEPARATE TOOL ROOM, BOTH OF WHICH ARE HEATED. THIS HOME HAS JUST HAD A NEW ROOF INSTALLED IN SEPTEMBER OF 2025 AND HAS A EFFICIENT LENNOX FURNACE TO QUICKLY WARM THE HOUSE ON THOSE COLD WINTER NIGHTS. CALL YOUR FAVORITE REALTOR AND COME TAKE A LOOK.

Built in 1974

### **Essential Information**

MLS® # A2246244 Price \$280,000

Bedrooms 4
Bathrooms 3.00

Full Baths 3

Square Footage 1,320 Acres 0.21 Year Built 1974

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 20 7 Avenue W

Subdivision NONE

City Cardston

County Cardston County

Province Alberta
Postal Code T0K0K0

#### **Amenities**

Parking Spaces 4

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features No Smoking Home

Appliances Dishwasher, Electric Range, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Rain Gutters, Storage

Lot Description Gentle Sloping

Roof Asphalt

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 6th, 2025

Days on Market 85

Zoning residential

# **Listing Details**

Listing Office RE/MAX CARDSTON REALTY

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