

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

MLS® #A2206119

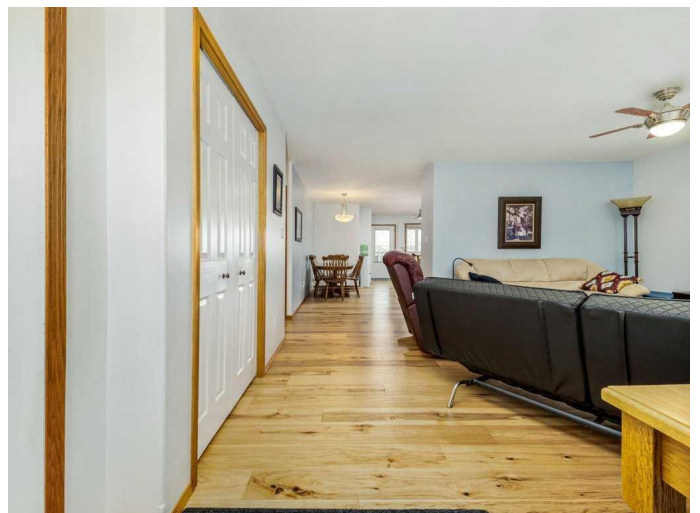
**\$395,000**

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 |
|----------------|-----------------------------------|

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