

# \$320,000 - 817 2 Street E, Cardston

MLS® #A2202160

## \$320,000

6 Bedroom, 2.00 Bathroom, 1,120 sqft  
Residential on 0.17 Acres

NONE, Cardston, Alberta

Here is a very well-kept bungalow, with beautiful wainscoting and natural hardwood floors!! This home features a brand-new, stylish basement suite that is perfect for extended family, guests, or rental income potential. Complete with its own private entrance, kitchen, and bathroom, this space is a rare find and adds incredible value to the property. Not only that, but the dual laundry facilities (upstairs and downstairs) for added convenience, is a huge plus!! The freshly painted interiors and modern finishes throughout make this home ready for you to move in!

Built in 1960



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2202160    |
| Price          | \$320,000   |
| Bedrooms       | 6           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,120       |
| Acres          | 0.17        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 817 2 Street E  |
| Subdivision | NONE            |
| City        | Cardston        |
| County      | Cardston County |
| Province    | Alberta         |
| Postal Code | T0K 0K0         |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Sump Pump(s) |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, City Lot, Front Yard, Gentle Sloping, Irregular Lot, Lawn |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco, Wood Siding  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 23               |
| Zoning         | Residential R2S  |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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