

# \$174,900 - 489 6 Avenue W, Cardston

MLS® #A2205441

**\$174,900**

3 Bedroom, 1.00 Bathroom, 911 sqft

Residential on 0.17 Acres

NONE, Cardston, Alberta

This thoughtfully updated 3 bedroom, 1 bathroom bungalow offers comfort and convenience all on one floor. Enjoy a spacious kitchen perfect for family meals, and a bright, south-facing living room with direct access to the inviting front porch. The primary bedroom features stylish shiplap detail, while new vinyl flooring runs seamlessly throughout the home. A convenient back entry includes a laundry area with sink. The home also features a newer forced-air furnace with electronic ignition, copper and PEX plumbing, and a 100-amp electrical panel with numerous updates. You'll appreciate the fully insulated cinder block construction and the energy-efficient, all-new windows—even in the garage. The oversized 24x24 heated garage includes a new automatic door and is heated via a protected gas line encased in steel piping. Enjoy all that Cardston has to offer, including fantastic schools, a hospital and clinic, grocery and hardware stores, and more. This home is just 20 minutes from stunning Waterton National Park and home to one of Alberta's most scenic golf courses—with mountain views and easy access to the renowned Cardston Temple. Move-in ready and full of thoughtful upgrades, come see what makes this home truly special! Call your favourite REALTOR® today to book your private viewing!



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205441    |
| Price          | \$174,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 911         |
| Acres          | 0.17        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 489 6 Avenue W  |
| Subdivision | NONE            |
| City        | Cardston        |
| County      | Cardston County |
| Province    | Alberta         |
| Postal Code | T0K0K0          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s)                                     |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Partial, Crawl Space                               |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Storage         |
| Lot Description   | Corner Lot      |
| Roof              | Asphalt Shingle |
| Construction      | Wood Siding     |
| Foundation        | Block           |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 13            |
| Zoning         | R1            |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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