

207 1 Street W  
Cardston, Alberta

MLS # A2234421



**\$249,900**

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,036 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Side, Single Garage		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot, Corner Lot, Front Yard, Landscaped, Lawn		
Heating:	Central, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers		

Inclusions: N/A

Welcome to this fantastic starter home or investment property nestled in a vibrant, family-friendly community. This half duplex is truly unique as the only shared wall is along the garages, making it feel like a detached home. Beautifully fenced in a quite family neighbourhood, his spacious property offers 4 generously sized bedrooms and 3 bathrooms, including an ensuite in the primary suite. The single-car attached garage provides convenience and there is plenty of storage space throughout the home ensuring that everything has its place. Ideally located close to schools, shopping, parks, and other everyday amenities—this home truly checks all the boxes.