

# \$475,000 - 470 3 Avenue E, Cardston

MLS® #A2217473

**\$475,000**

6 Bedroom, 3.00 Bathroom, 1,522 sqft

Residential on 0.19 Acres

NONE, Cardston, Alberta

This exceptional family home in the heart of Cardston, offers SIX spacious bedrooms plus a dedicated office and three full bathrooms! Boasting incredible curb appeal, a double attached garage, and an oversized driveway, this property is perfect for growing families. Located in a highly convenient neighborhood close to restaurants, shops, grocery stores, schools, parks, baseball diamonds, and even a sledding hill—everything you need is just minutes away. Inside, you'll find a bright and airy layout filled with natural light, gorgeous hardwood floors, and a cozy natural gas fireplace to keep things warm and inviting. The kitchen is a dream with ample cabinetry, a huge pantry with hidden storage, and newer appliances including a brand new fridge, a gas stove, new dishwasher and garburator. A newer washer and dryer add to this list of fantastic appliances and provide convenience of main floor laundry! Enjoy modern upgrades such as high-end central A/C, tankless hot water on demand, in-floor heating in the basement, and an underground sprinkler system that extends into the garden! The large back entrance is thoughtfully designed with built-in lockers, ideal for coats, boots, and kids' backpacks. Outside is where this home truly shines! The fully landscaped backyard features a wired shed/shop, power to the fire pit area, a lush garden area with garden boxes, and an abundance of fruit including an apple tree, raspberry canes, strawberries, blueberries, gooseberries,



rhubarb, and fresh herbs. There's plenty of space to entertain, relax, or cultivate your green thumb!! This move-in-ready home truly offers comfort, function, and beauty in every corner—don't miss your chance to make it yours! Call your favourite REALTOR® and book your showing today!

Built in 2009

### Essential Information

MLS® #	A2217473
Price	\$475,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,522
Acres	0.19
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	470 3 Avenue E
Subdivision	NONE
City	Cardston
County	Cardston County
Province	Alberta
Postal Code	T0K 0K0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Storage, Walk-In Closet(s)
-------------------	----------------------------

Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Storage
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete, ICF Block

## Additional Information

Date Listed	May 8th, 2025
Days on Market	57
Zoning	R

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.