

# \$419,000 - 721 7th Avenue W, Cardston

MLS® #A2226951

**\$419,000**

2 Bedroom, 2.00 Bathroom, 1,082 sqft

Residential on 0.06 Acres

NONE, Cardston, Alberta

## LOADED WITH ALL THE UPGRADES -

Welcome to main floor living at its finest in this brand new, MOVE-IN-READY, single car garage, 2 bedroom, 2 bathroom condo, offering over 1000 square ft of thoughtfully designed living space. Enjoy the comfort and efficiency of in-floor heating with multi-zone control, high-efficiency combination boiler, and central air. The open concept kitchen and living room feature luxury vinyl plank flooring, vaulted ceilings, a large island, sleek stainless steel appliances, gold faucet accents, and ample cabinet space. The cozy fireplace in the living room adds warmth and charm. The spacious primary suite includes a walk-in shower and a beautifully designed ensuite. Wide 36" door frames make this unit fully accessible. Vinyl windows fill the space with natural light, and sound mitigation throughout ensures quiet, peaceful living. This quality built home boasts exterior walls made from 6.5" structural insulated panels (R22 rated) and an insulated concrete form foundation for top-tier energy efficiency. Radon protection is built-in, along with an air exchanger for fresh indoor air. An exciting common area with Pickleball courts coming soon, adds to the lifestyle appeal of this low maintenance home. A perfect combination of quality, comfort, and community living! Call your favourite REALTOR® to book your showing today!

Built in 2024



## Essential Information

MLS® #	A2226951
Price	\$419,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,082
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information

Address	721 7th Avenue W
Subdivision	NONE
City	Cardston
County	Cardston County
Province	Alberta
Postal Code	T0K0K0

## Amenities

Amenities	Parking, Recreation Room, Snow Removal, Visitor Parking, Racquet Courts
Parking Spaces	2
Parking	Driveway, Single Garage Attached, Garage Faces Front
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener
Heating	Boiler, In Floor, Fireplace(s), Forced Air, ENERGY STAR Qualified Equipment, Zoned
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Basement	None

**Exterior**

Exterior Features	Lighting
Lot Description	Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Cement Fiber Board, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

**Additional Information**

Date Listed	July 7th, 2025
Days on Market	6
Zoning	RC-M
HOA Fees	120
HOA Fees Freq.	MON

**Listing Details**

Listing Office	Grassroots Realty Group
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