

# \$475,000 - 449 3a Avenue E, Cardston

MLS® #A2212404

**\$475,000**

4 Bedroom, 4.00 Bathroom, 1,944 sqft

Residential on 0.22 Acres

NONE, Cardston, Alberta

This beautifully maintained 2-story home offers over 2,900 sq. ft. of developed living space with a walkout basement and a massive yard! With 3 bedrooms upstairs, including a generous primary suite featuring a 4-piece en suite with a relaxing jetted tub and a fourth bedroom in the fully finished basement, this home is perfect for families of all sizes. Enjoy the convenience of a main floor laundry and half bath, a second 4-piece bath upstairs, and a 3-piece in the basement. The kitchen has been tastefully updated with new countertops, backsplash, lighting, and all new appliances including a built-in oven, microwave, fridge, dishwasher, and countertop burners. Upgrades throughout include PEX plumbing, A/C, a newer high-efficiency furnace, and vinyl plank flooring, paired with plush carpet upstairs and down. Hardy board siding, gemstone exterior lighting, and a 50-year asphalt shingle roof (installed 2012/2013) provide durability and curb appeal. Step out onto the wraparound deck that overlooks the spacious backyard complete with a shed. Park with ease in the convenient double attached garage. Located in a family-friendly cul-de-sac, this 1988-built gem blends character and modern comfort. Move-in ready and loaded with value don't miss out! Call your favourite REALTOR® and book your showing today!

Built in 1987



## Essential Information

MLS® #	A2212404
Price	\$475,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,944
Acres	0.22
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	449 3a Avenue E
Subdivision	NONE
City	Cardston
County	Cardston County
Province	Alberta
Postal Code	T0K0K0

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Walk-In Closet(s), Ceiling Fan(s), Chandelier, Crown Molding
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Central Air Conditioner, Oven-Built-In, Electric Cooktop
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Back Yard, Cul-De-Sac, Open Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	31
Zoning	R-1

### **Listing Details**

Listing Office	Grassroots Realty Group
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