

# \$465,000 - 565 8a Avenue W, Cardston

MLS® #A2234831

**\$465,000**

4 Bedroom, 3.00 Bathroom, 1,521 sqft

Residential on 0.23 Acres

NONE, Cardston, Alberta

Welcome to this beautiful bungalow just one block from the stunning Lee Creek Valley Golf Course! This 4-bedroom, 3-bathroom home is located in a fantastic neighbourhood on the west side of Cardston! Step into the bright open concept living space that seamlessly connects the kitchen, dining, and living areas, perfect for entertaining or family life. The kitchen features sleek granite countertops, a central island, and plenty of cabinet space for all your cooking needs. The dining area flows effortlessly into the living room, where you'll find a cozy fireplace and large windows letting in tons of natural light. The main floor offers two bedrooms, including a spacious primary retreat with a 4-piece ensuite featuring both a soaker tub and a separate shower. Downstairs boasts a large family room, two more bedrooms, and another full 4-piece bathroom, ideal for guests, teens, or additional living space. Step outside to enjoy the beautiful back deck with enclosed glass railings, a fully fenced yard with raised flower beds, and a huge insulated workshop (32' x 16' x 9') with a new metal roof, complete with power and heating—perfect for hobbies or storage. The double car garage and extra-long driveway provide ample parking, even for trailers or RVs. To top it off, this home comes complete with underground sprinklers for both the front and back yard! Only steps from the Lee Creek Valley Golf Course and Cardston's scenic walking paths with disc golf! Cardston offers stunning views of the



Rocky Mountains and access to parks, schools, a hospital, grocery stores, and more. This home is currently tenant occupied until Oct 5, but tenants are willing to move out earlier for back-to-school if needed. This home has been lovingly cared for by the current tenants as if it were their own. Come and see! Call your favourite REALTOR® today so you don't miss out on this fantastic opportunity!

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2234831    |
| Price          | \$465,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,521       |
| Acres          | 0.23        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 565 8a Avenue W |
| Subdivision | NONE            |
| City        | Cardston        |
| County      | Cardston County |
| Province    | Alberta         |
| Postal Code | T0K0K0          |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 10                                                   |
| Parking        | Additional Parking, Double Garage Attached, Driveway |
| # of Garages   | 2                                                    |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Storage, Walk-In Closet(s), Crown Molding |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)                      |
| Heating           | Fireplace(s)                                                                |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Gas                                                                         |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Rain Gutters, Storage             |
| Lot Description   | Lawn, Private, Back Yard, Few Trees, Front Yard, Garden |
| Roof              | Asphalt Shingle                                         |
| Construction      | Stone, Stucco                                           |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 31             |
| Zoning         | R1             |

## Listing Details

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

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