

# \$450,000 - 85 4 Avenue Nw, Glenwood

MLS® #A2257312

**\$450,000**

2 Bedroom, 2.00 Bathroom, 2,068 sqft

Residential on 1.03 Acres

NONE, Glenwood, Alberta

Welcome to Glenwood, AB! A quiet, family-friendly community surrounded by beautiful views and just a short drive to Waterton Lakes National Park, Cardston, and other nearby amenities. This spacious 2,067 sq. ft. single-level home sits on two one-acre lots (both included in the sale), giving you the rare opportunity to enjoy small-town living with plenty of space both inside and out. Step inside this charming home and you'll find a thoughtfully designed layout with 2 bedrooms, 1.5 bathrooms, an office (which could also be a third bedroom), and a bright sunroom, perfect for relaxing or working from home. The open-concept kitchen and dining area flows seamlessly into the oversized living room, where tall ceilings and large windows create a warm and inviting atmosphere. Classic hardwood floors and a cozy wood-burning stove add timeless character. Practical updates include a newer roof, a well-serviced furnace, and a hot water tank that's only 5 years old. Outside, fresh prairie air set the stage for country living, while two acres of land give you endless possibilities—gardening, RV parking, outdoor projects, or simply enjoying your own space. Whether you're looking for a peaceful retreat, a welcoming place to raise a family, or a property with room to grow, this Glenwood acreage offers a lifestyle that's hard to find! Call your favourite REALTOR® today to book your showing!

Built in 2002



## Essential Information

MLS® #	A2257312
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,068
Acres	1.03
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	85 4 Avenue Nw
Subdivision	NONE
City	Glenwood
County	Cardston County
Province	Alberta
Postal Code	T0K 2R0

## Amenities

Parking	Off Street
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## Interior

Interior Features	Chandelier, French Door, High Ceilings, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

## Exterior

Exterior Features	Private Entrance, Private Yard
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Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Many Trees, No Neighbours Behind, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 22nd, 2025
Days on Market	3
Zoning	R

### **Listing Details**

Listing Office	Grassroots Realty Group
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