

\$299,900 - 36 8 Avenue W, Cardston

MLS® #A2239635

\$299,900

4 Bedroom, 2.00 Bathroom, 928 sqft

Residential on 0.20 Acres

NONE, Cardston, Alberta

Step into comfort and character in this updated 1974 bungalow, nestled in a quiet neighbourhood with no rear neighbours and a stunning view of the town from the front. This spacious home offers 4 bedrooms, 2 up and 2 down, and renovated bathrooms featuring custom tile work, including a walk-in shower in the basement. Enjoy the updated vinyl plank flooring throughout the main living spaces, along with a bright, open-concept kitchen and living room. The kitchen is equipped with modern stainless steel appliances and steps into the large 400 sq ft sunroom, complete with a cozy wood-burning stove, perfect for year-round enjoyment. The basement includes a family room and a separate entrance, offering great potential for a future suite. The seller is also providing new basement windows and extra flooring for the sunroom (or other areas of your choice), giving you a head start on further customization. While the furnace isn't new, it was recently installed and inspected by a licensed plumber, and the hot water tank is just 3 years old. Outside, you'll find a beautiful backyard with mature trees, lilac bushes in the front, a detached single garage, and a shed/playhouse. Plenty of room for kids, pets, or garden dreams. The asphalt shingle roof is just 11 years old. Located in the vibrant town of Cardston, home to great schools, parks, pickleball courts, a swimming pool, banks, grocery stores, and a well-equipped medical clinic with doctors accepting new patients. Only 25 minutes from



Waterton National Park and minutes from the iconic Cardston Alberta Temple, this home offers peaceful small-town living with unbeatable access to nature and community amenities. Whether you're looking to settle in, invest, or add your own touch with a little sweat equity, this property is full of opportunity! Call your favourite REALTOR® today to come and see!

Built in 1974

Essential Information

MLS® #	A2239635
Price	\$299,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	928
Acres	0.20
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	36 8 Avenue W
Subdivision	NONE
City	Cardston
County	Cardston County
Province	Alberta
Postal Code	T0K 0K0

Amenities

Parking Spaces	3
Parking	Single Garage Detached, Carport
# of Garages	1

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2025
Days on Market	10
Zoning	R1

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.