

# \$459,000 - 996 2 Avenue W, Cardston

MLS® #A2243990

**\$459,000**

3 Bedroom, 3.00 Bathroom, 1,278 sqft  
Residential on 0.17 Acres

NONE, Cardston, Alberta

With its oversized triple car garage, this quality built, well maintained 3-bedroom, 2.5-bathroom home on the west side of Cardston offers durability and everyday comfort in a well-established neighborhood. Constructed with insulated concrete forms (ICF), this home boasts superior energy efficiency, exceptional structural strength, and a remarkably quiet interior—making it a smart and sustainable long-term investment.

Step inside to discover real hardwood floors in the kitchen and living room paired with an open-concept kitchen featuring beautiful cabinets and stainless steel appliances in addition to a central island perfect for cooking and entertaining. Downstairs, in-floor heating ensures cozy warmth, enhancing your home's comfort even through cold Alberta winters.

Car enthusiasts, hobbyists, or families with multiple vehicles will love the oversized triple-car garage, which offers plenty of space for vehicles, tools, and recreational gear. Outside, three backyard sheds provide abundant additional storage for seasonal items or gardening equipment.

Additional highlights include a generously sized storage room and a spacious cold room, ideal for food storage, canning, or emergency preparedness. This home also features an oversized main bath where you can unwind in



the luxurious soaker tub - the perfect way to relax and recharge after a busy day.

With its solid construction, ample storage solutions, and a welcoming, functional layout, this home is a rare opportunity for buyers seeking comfort, quality craftsmanship, and long-term value in a peaceful, family-friendly community.

Built in 2012

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243990    |
| Price          | \$459,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,278       |
| Acres          | 0.17        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 996 2 Avenue W  |
| Subdivision | NONE            |
| City        | Cardston        |
| County      | Cardston County |
| Province    | Alberta         |
| Postal Code | T0K0K0          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Sump Pump(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer                                                                                |
| Heating           | Central                                                                                                                          |
| Cooling           | None                                                                                                                             |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Finished, Full                                                                                                                   |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Rain Gutters                            |
| Lot Description   | Back Yard, Corner Lot, Lawn             |
| Roof              | Asphalt Shingle                         |
| Construction      | ICFs (Insulated Concrete Forms), Stucco |
| Foundation        | ICF Block                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 26                |
| Zoning         | Residential R1    |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | MaxWell Capital Realty - Cardston |
|----------------|-----------------------------------|

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.