

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

MLS® #A2243990

**\$459,000**

3 Bedroom, 3.00 Bathroom, 1,240 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	1,240
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, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Skylight(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	Stucco, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

## Additional Information

Date Listed	August 12th, 2025
Days on Market	3
Zoning	Residential R1

## Listing Details

Listing Office	MaxWell Capital Realty - Cardston
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