

\$280,000 - 20 7 Avenue W, Cardston

MLS® #A2246244

\$280,000

4 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 0.21 Acres

NONE, Cardston, Alberta

PRICE DRASTICALLY REDUCED -
LOCATED A FEW BLOCKS FROM DOWN TOWN THIS HOME IS ON A SPACIOUS FENCED LOT SURROUNDED BY TREES WITH PLENTY OF ROOM FOR CHILDREN, PETS AND A GARDEN. IT ALSO HAS AN EASY ACCESS RAISED GARDEN BOX. THIS SOLID FAMILY HOME HAS 3 BEDROOMS AND 2 FULL BATHS UPSTAIRS.. THE PRIMARY BEDROOM FEATURES A PRIVATE DECK FOR MORNING OR EVENING RELAXATION AND A FULL ENSUITE BATHROOM. ONE OF THE OTHER BEDROOMS ALSO HAS A SLIDING DOOR OUT TO ANOTHER DECK PROVIDING THIS HOME WITH EXCELLENT AIR FLOW TO COOL THE HOME VERY EFFICIENTLY ON THOSE WARM SUMMER EVENINGS. THE KITCHEN HAS PLENTY OF COUNTER SPACE AND OPENS UP TO THE DINING ROOM AND LIVING ROOM FOR GREAT SPACE FOR THOSE FAMILY GET TOGETHERS. THE BASEMENT INCLUDES A HUGE FAMILY ROOM PERFECT FOR MOVIES AND GAMES WITH A FOURTH BEDROOM AND A CONVENIENTLY LOCATED BATHROOM WITH SHOWER. THERE IS ALSO AN OFFICE ROOM THAT COULD EASILY BE CONVERTED TO A FIFTH BEDROOM WITH THE ADDITION OF AN EGRESS WINDOW. THE BASEMENT ALSO PROVIDES LOTS OF STORAGE SPACES INCLUDING A STORAGE ROOM. THE SINGLE ATTACHED GARAGE IS A



MECHANICS DREAM WITH A BUILT IN ENGINE HOIST AND A SEPARATE TOOL ROOM, BOTH OF WHICH ARE HEATED. THIS HOME HAS JUST HAD A NEW ROOF INSTALLED IN SEPTEMBER OF 2025 AND HAS A EFFICIENT LENNOX FURNACE TO QUICKLY WARM THE HOUSE ON THOSE COLD WINTER NIGHTS. CALL YOUR FAVORITE REALTOR AND COME TAKE A LOOK.

Built in 1974

Essential Information

MLS® #	A2246244
Price	\$280,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,320
Acres	0.21
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	20 7 Avenue W
Subdivision	NONE
City	Cardston
County	Cardston County
Province	Alberta
Postal Code	T0K0K0

Amenities

Parking Spaces	4
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Rain Gutters, Storage
Lot Description	Gentle Sloping
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	91
Zoning	residential

Listing Details

Listing Office	RE/MAX CARDSTON REALTY
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.