

# \$399,000 - 353 9 Street W, Cardston

MLS® #A2250259

**\$399,000**

4 Bedroom, 4.00 Bathroom, 1,636 sqft

Residential on 0.20 Acres

NONE, Cardston, Alberta

Welcome to this beautiful two-story home, with 4 bedrooms and 3.5 bathrooms in a highly sought-after part of town. Perfect for families, this home is ideally located close to schools, and with mature trees in the yard, it creates a peaceful and private setting. Inside, you'll enjoy a warm and inviting living room highlighted by a cozy gas fireplace, perfect for gathering with family and friends. The kitchen and dining area are designed for everyday living and entertaining, with a convenient gas line already in place for your BBQ just outside. The upper level provides comfortable bedrooms, including a well-appointed primary suite with its own walk-in closet and ensuite. Downstairs, you'll find additional living space and plenty of room for storage. Outside, the property features an attached garage, a large storage shed, and a landscaped yard with plenty of space to relax and enjoy.

Built in 1993

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250259  |
| Price          | \$399,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,636     |
| Acres          | 0.20      |



|            |             |
|------------|-------------|
| Year Built | 1993        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 353 9 Street W  |
| Subdivision | NONE            |
| City        | Cardston        |
| County      | Cardston County |
| Province    | Alberta         |
| Postal Code | T0K 0K0         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, No Smoking Home, Storage, Vinyl Windows                         |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                      |
| Cooling           | Central Air                                                                     |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Gas                                                                             |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | BBQ gas line, Storage                                         |
| Lot Description   | Back Yard, City Lot, Landscaped, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Concrete, Stone, Stucco, Wood Frame, Manufactured Floor Joist |
| Foundation        | Poured Concrete                                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 2                 |
| Zoning         | Residential       |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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