

# \$569,000 - 623 2nd Street E, Cardston

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MLS® #A2244131

**\$569,000**

4 Bedroom, 3.00 Bathroom, 2,262 sqft

Residential on 0.27 Acres

NONE, Cardston, Alberta

Discover a rare opportunity to own a spacious family home in one of the most desirable locations in Cardston. This property offers uninterrupted, breathtaking views with a large lot that borders town reserve land – meaning your view and privacy will be preserved for years to come. Inside you will find a well designed home with all the features your family needs: Spacious sun room with in floor hot water heat and a cozy electric fireplace downstairs with the potential of a woodstove as chimney is already installed. The home has 2 hot water tanks which have recently been replaced, not to mention the Air conditioning and the film they put on the windows to reduce the western exposure. The home was repainted in the last 4 years as well. The garage has radiant heating and a drain in the floor for when you pull your vehicle in with snow on it. With all that the seller is leaving like the hot tub which has recently had \$3500.00 of upgrades and the dog runs this is a must see.

Built in 1993

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2244131  |
| Price      | \$569,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                |
|----------------|----------------|
| Square Footage | 2,262          |
| Acres          | 0.27           |
| Year Built     | 1993           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 623 2nd Street E |
| Subdivision | NONE             |
| City        | Cardston         |
| County      | Cardston County  |
| Province    | Alberta          |
| Postal Code | T0K 0K0          |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 4                                                     |
| Parking        | Concrete Driveway, Double Garage Attached, Off Street |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | No Smoking Home                                               |
| Appliances        | Dishwasher, Refrigerator, See Remarks, Stove(s), Washer/Dryer |
| Heating           | In Floor, Forced Air, Natural Gas                             |
| Cooling           | Central Air                                                   |
| Fireplace         | Yes                                                           |
| # of Fireplaces   | 1                                                             |
| Fireplaces        | Electric                                                      |
| Has Basement      | Yes                                                           |
| Basement          | Finished, Full                                                |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Dog Run                                  |
| Lot Description   | Back Yard, Corner Lot, Few Trees, Private, Views, Gentle Sloping |
| Roof              | Asphalt                                                          |
| Construction      | Composite Siding, Wood Frame                                     |
| Foundation        | Poured Concrete                                                  |

### Additional Information

Date Listed July 29th, 2025

Days on Market 85

Zoning residential

### **Listing Details**

Listing Office RE/MAX CARDSTON REALTY



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