

\$650,000 - 222 5a Avenue E, Cardston

MLS® #A2247024

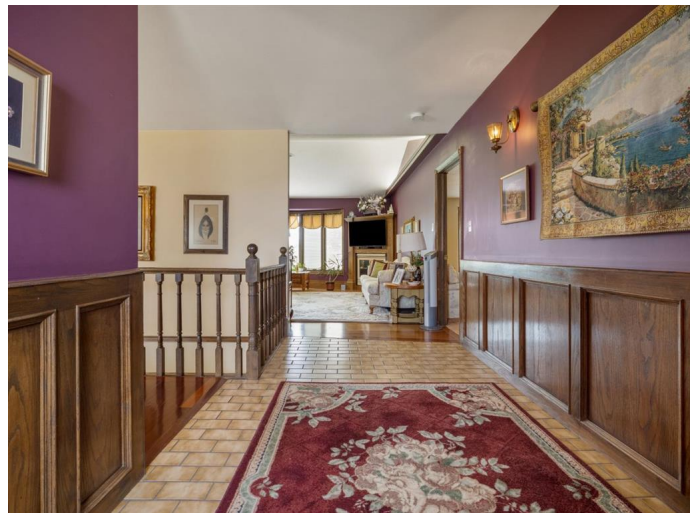
\$650,000

4 Bedroom, 3.00 Bathroom, 1,919 sqft

Residential on 0.18 Acres

NONE, Cardston, Alberta

If you've been looking for a home that offers space, comfort, and solid construction, this is it. Tucked into a quiet street in Cardston with an absolutely stunning view, this sprawling property has been lovingly owned and built to stand the test of time. With styrofoam block and poured concrete walls, 2x6 framing, and thoughtful upgrades, it's as practical as it is inviting. Step inside and you're greeted by rich Brazilian cherry hardwood floors, elegant crown moulding, and a cozy gas fireplace that sets the tone for relaxed, comfortable living. The main floor features two bedrooms—including a massive master suite with walk-in closet and ensuite, and plenty of natural light that makes each space feel warm and welcoming. Yes, the kitchen is original, with beautiful all wood cabinets, which means you have the perfect opportunity to keep its charm or reimagine it into your dream culinary space. The fully finished basement expands your living space with three more bedrooms, an office, tons of storage space, a gas stove, and wide-open areas that can adapt to your needs, whether that's hosting family gatherings, creating a home gym, or setting up the ultimate movie room. This layout works beautifully for big families, multi-generational living, or simply those who love having extra room. Brand new stainless steel appliances will be installed prior to possession. Practical features also include a new furnace in the last 10 years, well-maintained hot water tank, copper



plumbing, water softener, central vac, and 100amp service with sub panel. An inspection just six months ago adds peace of mind that this home is in excellent shape. Outside is just as impressive! Enjoy a beautifully landscaped yard with gorgeous trees, perennial gardens, underground sprinklers, front and back water taps, a large back deck for summer barbecues, and two sheds, including a shared single-car-garage-sized shed with the neighbour. Don't forget the large double car garage with a ramp going into the house for added convenience. This is a rare opportunity to own a big, well-built home in a friendly neighbourhood that's ready for you to move in and make it your own. Call your favourite REALTOR® today to book a showing!

Built in 1986

Essential Information

MLS® #	A2247024
Price	\$650,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,919
Acres	0.18
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	222 5a Avenue E
Subdivision	NONE
City	Cardston

County	Cardston County
Province	Alberta
Postal Code	T0K 0K0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, Natural Woodwork, Storage, Walk-In Closet(s), Crown Molding
Appliances	Dishwasher, Dryer, Oven, Refrigerator, Stove(s), Washer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard, Storage
Lot Description	Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Private, Street Lighting, Underground Sprinklers, Yard Lights, Irregular Lot
Roof	Cedar Shake
Construction	Brick, Wood Siding, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	7
Zoning	R1

Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

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.