

# \$465,000 - 565 8a Avenue W, Cardston

MLS® #A2234831

**\$465,000**

4 Bedroom, 3.00 Bathroom, 1,521 sqft

Residential on 0.23 Acres

NONE, Cardston, Alberta

Welcome to this beautiful bungalow just one block from the stunning Lee Creek Valley Golf Course! This 4-bedroom, 3-bathroom home is located in a fantastic neighbourhood on the west side of Cardston! Step into the bright open concept living space that seamlessly connects the kitchen, dining, and living areas, perfect for entertaining or family life. The kitchen features sleek granite countertops, a central island, and plenty of cabinet space for all your cooking needs. The dining area flows effortlessly into the living room, where you'll find a cozy fireplace and large windows letting in tons of natural light. The main floor offers two bedrooms, including a spacious primary retreat with a 4-piece ensuite featuring both a soaker tub and a separate shower. Downstairs boasts a large family room, two more bedrooms, and another full 4-piece bathroom, ideal for guests, teens, or additional living space. Step outside to enjoy the beautiful back deck with enclosed glass railings, a fully fenced yard with raised flower beds, and a huge insulated workshop (32' x 16' x 9') with a new metal roof, complete with power and heating—perfect for hobbies or storage. The double car garage and extra-long driveway provide ample parking, even for trailers or RVs. To top it off, this home comes complete with underground sprinklers for both the front and back yard! Only steps from the Lee Creek Valley Golf Course and Cardston's scenic walking paths with disc golf! Cardston offers stunning views of the



Rocky Mountains and access to parks, schools, a hospital, grocery stores, and more. This home is currently tenant occupied until Oct 5, but tenants are willing to move out earlier for back-to-school if needed. This home has been lovingly cared for by the current tenants as if it were their own. Come and see! Call your favourite REALTOR® today so you don't miss out on this fantastic opportunity!

Built in 2007

### Essential Information

MLS® #	A2234831
Price	\$465,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,521
Acres	0.23
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	565 8a Avenue W
Subdivision	NONE
City	Cardston
County	Cardston County
Province	Alberta
Postal Code	T0K0K0

### Amenities

Parking Spaces	10
Parking	Double Garage Attached, Driveway, Additional Parking
# of Garages	2

## Interior

Interior Features	Crown Molding, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Storage, Rain Gutters
Lot Description	Back Yard, Few Trees, Front Yard, Garden, Lawn, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 8th, 2025
Days on Market	20
Zoning	R1

## Listing Details

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

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