

# \$549,000 - 31033 Range Road 262, Cardston

MLS® #A2170674

## \$549,000

5 Bedroom, 1.00 Bathroom, 1,502 sqft  
Residential on 3.06 Acres

NONE, Cardston, Alberta

This home would be perfect for a family or an Air B&B with a few finishing touches, situated beside hiway 5 on your way to Waterton National Park only 20 minutes away. It has an open floor plan with 3 + 2 bedrooms, 2 baths, double attached garage, new kitchen cabinets and newer appliances. One of the bathrooms is a 3 pc, attached to the laundry/mud room. There is also a 12 X 26 deck through the patio doors just off the dining room for entertaining and relaxing on those busy days. The yard is nicely landscaped with a garden and lots of space to palsy. The huge shop would hold all the toys, RV, Boat, and lots more. It would be a great place to start a small business being right beside the hiway. There is an office space on the mezzanine in the shop with a huge deck for relaxing and doing business. Call your favorite real estate associate to view this awesome property soon.

Built in 1960

### Essential Information

MLS® #	A2170674
Price	\$549,000
Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	1,502
Acres	3.06
Year Built	1960



Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	31033 Range Road 262
Subdivision	NONE
City	Cardston
County	Cardston County
Province	Alberta
Postal Code	T0K0K0

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Garden, Playground, Private Yard, Storage
Lot Description	Few Trees, Front Yard, Lawn, Garden, Level, Pasture, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 3rd, 2024
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Days on Market 162  
Zoning Residential

### **Listing Details**

Listing Office RE/MAX CARDSTON REALTY

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