

# \$449,000 - 495 6 Street W, Cardston

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MLS® #A2207766

**\$449,000**

5 Bedroom, 4.00 Bathroom, 2,325 sqft  
Residential on 0.17 Acres

NONE, Cardston, Alberta

This 2,300 sq. ft., 5-bedroom, 4-bathroom, 4-level split offers generous living space with over 1,300 additional finished sq. ft. below grade. Oversized windows throughout provide excellent natural light, complemented by hardwood flooring on the main and upper levels.

The open-concept kitchen, dining, and living areas create a functional layout ideal for families and entertaining. A cozy gas fireplace and large ceiling fan enhance year-round comfort. All four bathrooms have been tastefully renovated.

The bonus room above the garage offers flexible space for a media room, games area, or home gym. The oversized 27' x 27' garage provides ample storage, and the basement includes a cold room for added convenience.

Located just one block from Cardston Elementary School and close to parks and fields, this beautiful home is ready for its new owner.

Built in 1995

## Essential Information

MLS® #	A2207766
Price	\$449,000



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,325
Acres	0.17
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	495 6 Street W
Subdivision	NONE
City	Cardston
County	Cardston County
Province	Alberta
Postal Code	T0K0K0

### **Amenities**

Parking Spaces	2
Parking	Additional Parking, Heated Garage, Double Garage Attached, Garage Faces Side, Gravel Driveway, Oversized, Unpaved
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Ceiling Fan(s), Closet Organizers, Crown Molding, Wood Windows, Laminate Counters, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	In Floor, Forced Air, Natural Gas, Boiler, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None, Rain Gutters
Lot Description	Lawn, Low Maintenance Landscape, Street Lighting, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 2nd, 2025
Days on Market	140
Zoning	R1

**Listing Details**

Listing Office	MaxWell Capital Realty - Cardston
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