

# \$390,000 - 854 3 Street W, Cardston

MLS® #A2236164

**\$390,000**

4 Bedroom, 2.00 Bathroom, 1,306 sqft

Residential on 0.15 Acres

NONE, Cardston, Alberta

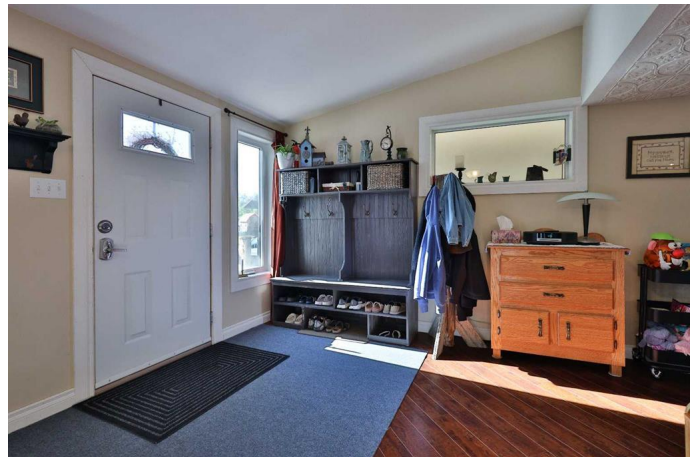
Welcome to 854 3 Street W—a beautifully updated 4-bedroom, 2-bathroom home that blends timeless character with modern convenience. Located on a quiet street with no front-facing neighbors, this property overlooks a large green space owned by the nearby campground, offering peace, privacy, and a scenic view right out your front door.

Originally built over 60 years ago, the home was moved to this lot and completely redone in 2004–2005, including updated electrical, and has been exceptionally well maintained ever since. With just over 1,300 sq ft of living space, a cozy gas fireplace, and a fully finished basement, the home offers both comfort and functionality. It is incredibly clean and move-in ready.

The detached single garage, added in 2020, is in pristine condition and features an extended layout with extra space for storage or a workshop. Outside, the yard is nothing short of impressive—extremely well landscaped, with underground sprinklers throughout for effortless care.

This is the kind of home that immediately shows the pride of ownership—clean, cared for, and priced competitively to attract strong interest. Don't miss your chance to make it yours!

Built in 1948



## Essential Information

MLS® #	A2236164
Price	\$390,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,306
Acres	0.15
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	854 3 Street W
Subdivision	NONE
City	Cardston
County	Cardston County
Province	Alberta
Postal Code	T0K 0K0

## Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	8
Zoning	R1

### **Listing Details**

Listing Office	Grassroots Realty Group
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