

# \$299,000 - 20 7 Avenue W, Cardston

MLS® #A2246244

**\$299,000**

4 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 0.21 Acres

NONE, Cardston, Alberta

PRICE DRASTICALLY REDUCED -  
LOCATED A FEW BLOCKS FROM DOWN  
TOWN THIS HOME IS ON A SPACIOUS  
FENCED LOT SURROUNDED BY TREES  
WITH PLENTY OF ROOM FOR CHILDREN,  
PETS AND A GARDEN. IT ALSO HAS AN  
EASY ACCESS RAISED GARDEN BOX.  
THIS SOLID FAMILY HOME HAS 3  
BEDROOMS AND 2 FULL BATHS  
UPSTAIRS.. THE PRIMARY BEDROOM  
FEATURES A PRIVATE DECK FOR  
MORNING OR EVENING RELAXATION AND  
A FULL ENSUITE BATHROOM. ONE OF THE  
OTHER BEDROOMS ALSO HAS A SLIDING  
DOOR OUT TO ANOTHER DECK  
PROVIDING THIS HOME WITH EXCELLENT  
AIR FLOW TO COOL THE HOME VERY  
EFFICIENTLY ON THOSE WARM SUMMER  
EVENINGS. THE KITCHEN HAS PLENTY OF  
COUNTER SPACE AND OPENS UP TO THE  
DINING ROOM AND LIVING ROOM FOR  
GREAT SPACE FOR THOSE FAMILY GET  
TOGETHERS. THE BASEMENT INCLUDES  
A HUGE FAMILY ROOM PERFECT FOR  
MOVIES AND GAMES WITH A FOURTH  
BEDROOM AND A CONVENIENTLY  
LOCATED BATHROOM WITH SHOWER.  
THERE IS ALSO AN OFFICE ROOM THAT  
COULD EASILY BE CONVERTED TO A  
FIFTH BEDROOM WITH THE ADDITION OF  
AN EGRESS WINDOW. THE BASEMENT  
ALSO PROVIDES LOTS OF STORAGE  
SPACES INCLUDING A STORAGE ROOM.  
THE SINGLE ATTACHED GARAGE IS A



MECHANICS DREAM WITH A BUILT IN ENGINE HOIST AND A SEPARATE TOOL ROOM, BOTH OF WHICH ARE HEATED. THIS HOME HAS JUST HAD A NEW ROOF INSTALLED IN SEPTEMBER OF 2025 AND HAS A EFFICIENT LENNOX FURNACE TO QUICKLY WARM THE HOUSE ON THOSE COLD WINTER NIGHTS. CALL YOUR FAVORITE REALTOR AND COME TAKE A LOOK.

Built in 1974

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246244    |
| Price          | \$299,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,320       |
| Acres          | 0.21        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 20 7 Avenue W   |
| Subdivision | NONE            |
| City        | Cardston        |
| County      | Cardston County |
| Province    | Alberta         |
| Postal Code | T0K0K0          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | No Smoking Home                                        |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Storage, Rain Gutters |
| Lot Description   | Gentle Sloping        |
| Roof              | Asphalt               |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 74               |
| Zoning         | residential      |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX CARDSTON REALTY |
|----------------|------------------------|

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