

# \$550,000 - 495 6 Street W, Cardston

MLS® #A2207766

**\$550,000**

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

NONE, Cardston, Alberta

This spacious and impressive four level split is bigger than it looks - don't be deceived by the exterior. Beautifully updated, this bright five Bedroom, 4 bathroom home offers an incredible amount of living space with over 1300 ft.Â² below grade not included in the total square footage. You'll love the open concept between the kitchen, dining and living room as they flow seamlessly together on the homes main floor creating a spacious and inviting atmosphere. The corner unit fireplace and large ceiling fan providing warmth and airflow on the main floor all year round. All 4 bathrooms have been gorgeously renovated and are conveniently located on each above ground level. Solid hardwood floors with different colour and grain patterns are on every level giving it a classy feel and the unique stairway features add a distinctive touch. The oversized windows in every room bring in tons of natural light, making it feel bright and airy. A huge bonus room is located over the garage and gives extra space for either a huge master bedroom, a secret hideaway, or a great place to relax as a family living room - you choose! You will enjoy summer evenings on your beautiful maintenance free deck. The yard is simple yet big enough for playing and relaxation in the outdoors. Located just one block from the elementary school and playground make this the perfect home for a growing family. The large storage room plus inner coldroom is found on the lower level with plenty of room for



your indoor storage needs - the Garage will hold the rest! The huge 27x27 attached double car garage has storage space available on all three interior sides. If you are looking for a deceptively large, beautifully updated home with unique character in a great location, this is it! Contact your favourite Realtor today for a private showing. \*A couple of things to consider - the driveway is not paved....although there is ample parking available on the gravel driveway and on the 2 side streets as well as a large spot for an RV or Travel trailer. Also, the home does not come with appliances other than a dishwasher.

Built in 1995

### **Essential Information**

MLS® #	A2207766
Price	\$550,000
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, Double Garage Attached, Gravel Driveway, Heated Garage, Oversized, Garage Faces Side, Unpaved
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Wood Windows
Appliances	Dishwasher
Heating	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas
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	Back Yard, Corner Lot, Lawn, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	6
Zoning	R1

### **Listing Details**

Listing Office	MaxWell Capital Realty - Cardston
----------------	-----------------------------------

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