$999,990 - 173 7 Avenue W, Cardston

MLS® #A2177858

$999,990
0 Bedroom, 0.00 Bathroom,
Commercial on 0.74 Acres

NONE, Cardston, Alberta

PRICE REDUCED on this Historic Cardston Gem on 0.74 Acres â€“ A Rare Opportunity! Step back in time with one of Cardstonâ€™s original homes, a property rich in history and charm. Designated an Alberta Historic Resource, this unique estate beautifully preserves its heritage while offering modern functionality.
The Manor
â€¢ Construction & Craftsmanship: Built between 1889 and 1929 by Henry Hoet, a Belgian finishing carpenter, using local river rocks, rare hardwoods, and vibrant stained glass.
â€¢ Unique Details:
o Intricate ceiling tiles crafted from rare wood remnants from the Alberta Mormon Temple and the iconic Prince of Wales Hotel in Waterton Park.
o Tiffany lights and custom bookshelves imported from Italy in the 1920s.
â€¢ Layout:
o Three dining rooms, a commercial kitchen, reception area, and washrooms.
o Private ownerâ€™s suite with a main-floor primary bedroom (with ensuite), a kitchen, laundry, office, and two upstairs bedrooms with a shared bathroom.
â€¢ Ambiance: Featuring three fireplaces, the manor exudes timeless charm and is ideal for weddings, corporate retreats, or special events, with seating for up to 95 guests.
B & B Building
â€¢ Two distinct suites designed for short- or

long-term rentals:
o Main Floor: Two bedrooms, two bathrooms, kitchen, living room, and sauna.
o Upper Floor: Two bedrooms, one bathroom, and a rooftop patio overlooking the grounds.
Business Potential
The on-site restaurant currently operates a twice-weekly buffet but has ample room for expansion. Itâ€™s perfect for hosting birthdays, anniversaries, funerals, corporate meetings, or retreats. Its rich history and cozy ambiance make it a â€œspecial placeâ€• ideal for visitors and locals alike.
Located in picturesque Cardston, this property offers endless opportunities: as a thriving business, a stunning private residence, or both. Whether you envision an event venue, boutique accommodations, or a cherished family home, this one-of-a-kind property is ready for its next chapter.
Donâ€™t miss the chance to own this piece of Albertaâ€™s history!

Built in 1889

Essential Information

MLS® #	A2177858
Price	$999,990
Bathrooms	0.00
Acres	0.74
Year Built	1889
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	173 7 Avenue W
Subdivision	NONE
City	Cardston
County	Cardston County

Province	Alberta
Postal Code	T0K0K0

Additional Information

Date Listed	November 15th, 2024
Days on Market	166
Zoning	R-11 R-13

Listing Details

Listing Office	MaxWell Capital Realty

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