

# \$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 – A Rare Opportunity! Step back in time with one of Cardston’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

– Construction & Craftsmanship: Built between 1889 and 1929 by Henry Hoet, a Belgian finishing carpenter, using local river rocks, rare hardwoods, and vibrant stained glass.

– 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.

– Layout:

- o Three dining rooms, a commercial kitchen, reception area, and washrooms.

- o Private owner’s suite with a main-floor primary bedroom (with ensuite), a kitchen, laundry, office, and two upstairs bedrooms with a shared bathroom.

– 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

– 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. It's perfect for hosting birthdays, anniversaries, funerals, corporate meetings, or retreats. Its rich history and cozy ambiance make it a "special place" 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.

Don't miss the chance to own this piece of Alberta'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	298
Zoning	R-11 R-13

**Listing Details**

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

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