

# \$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 | 159                 |
| Zoning         | R-11 R-13           |

### **Listing Details**

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

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