

# \$1,250,000 - 173 7 Avenue W, Cardston

MLS® #A2177858

**\$1,250,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.74 Acres

NONE, Cardston, Alberta

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. 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	\$1,250,000
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	134
Zoning	R-11 R-13

### **Listing Details**

Listing Office	MaxWell Capital Realty
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