

**2403 17 Street
Nanton, Alberta**

MLS # A2266053

\$399,900



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,210 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Oversized, Single Garage Detached, Workshop in Garage		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Central vac w/ Attachments - as-is

This inviting 1,210 sq. ft. three-bedroom home offers comfortable living in a mature, tree-lined neighborhood on a 75' x 120' lot with simple, well-kept landscaping. The bright and functional interior features a spacious dining area with built-in cabinets and plenty of natural light throughout. With an unspoiled basement ready for your personal touch, there's ample space to make it your own. Enjoy the outdoors on the south-facing 13' x 10' deck—perfect for relaxing or entertaining. The single garage is ideal for one vehicle and is complemented by a separate workshop for projects or storage. Additional parking is abundant, with a roomy driveway and extra space behind the garage for recreational toys or extra vehicles. Recent updates include shingles on the house (1 year old), a new hot water tank, and newer fridge and dishwasher, making this a well-maintained and move-in-ready property.