

2403 23 Street
Nanton, Alberta

MLS # A2272292

\$368,000



Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,281 sq.ft.	Age:	1973 (53 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		
Inclusions:	N/A		

Welcome to this bi-level home located in a quiet culdesac in the charming community of Nanton. Spanning nearly 1300 sq ft of living space, providing an open floor plan that seamlessly connects the living room, dining room and kitchen. Perfect layout for everyday living and entertaining. The abundance of natural light fills the home creating a bright and airy atmosphere throughout. The primary bedroom is large enough to accommodate a king size bed and does provide a 2 pce ensuite. Walkout Basement is developed with 4 extra bedrooms and 1.5 baths but can easily be converted back to a large family room/rec with depending on what your needs are. This home also boasts a single detached heated garage and a private yard with extra parking, even room for a RV. The front of the home is maintenance free with a parking pad added providing two extra parking spots. Updates to the home include a new roof(2022), furnace(2020), garage door and heater(2021).