

\$475,000 - 2406 17 Street, Nanton

MLS® #A2199770

\$475,000

4 Bedroom, 3.00 Bathroom, 1,201 sqft
Residential on 0.21 Acres

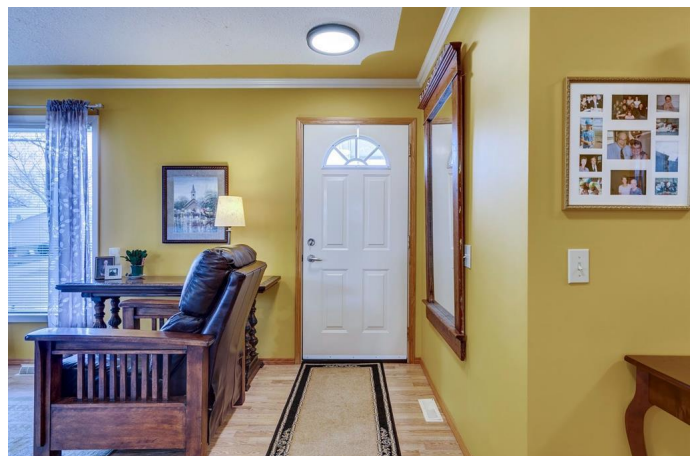
NONE, Nanton, Alberta

Welcome to this charming 1200 sqft bungalow, featuring 3 spacious bedrooms on the main floor, including a 2-piece ensuite and a 4-piece main bathroom. The updated kitchen is modern and bright, perfectly complemented by the open, spacious floor plan that invites plenty of natural light into the large living room and dining area. The lower level offers an additional bedroom, a large recreation space, and 3 pc bathroom, providing ample room for family and guests. Additional highlights include newly installed A/C for those hot summer days. Set on a huge lot, this property boasts a massive backyard—ideal for outdoor activities and entertaining. The oversized heated double garage is a standout feature, with an epoxy floor, and equipped with 240-volt power for added convenience - a handy man's dream. The large driveway ensures ample parking for multiple vehicle as well as additional parking behind the garage on the alley side. This home is situated on a very quiet street and is perfect for those looking for a comfortable and functional living space with a great outdoor area. Don't miss out on this fantastic opportunity!

Built in 1974

Essential Information

MLS® #	A2199770
Price	\$475,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,201
Acres	0.21
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2406 17 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

Amenities

Parking Spaces	10
Parking	220 Volt Wiring, Double Garage Detached, Driveway, Front Drive, Garage Faces Front, Heated Garage, Insulated, Parking Pad, Additional Parking, Rear Drive, RV Access/Parking, Workshop in Garage
# of Garages	2

Interior

Interior Features	Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Wood Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2025
Days on Market	7
Zoning	R-GEN

Listing Details

Listing Office	RE/MAX Landan Real Estate
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