



GRASSROOTS
REALTY GROUP

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**2317 18 Street
Nanton, Alberta**

MLS # A2241607



\$325,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	941 sq.ft.	Age:	1940 (85 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Landscaped, Level		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Metal
Basement:	Partial, Unfinished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Chandelier, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-GEN

Utilities: -

Inclusions: 2 sheds, corner cabinet

Fabulous 2 bdrm bungalow with side drive to heated garage and manicured south facing backyard - on a 75' x 120' lot and located on a quiet tree lined street. With tons of natural light we have a home with both mid-century charm (turning doorbell / fir woodwork / clothesline) and recent upgrades: new electrical service, new flooring, paint, chandeliers, and central air conditioning. Outside enjoy plenty of space, patio, covered verandah, two sheds, raised garden beds, mature trees, oversize garage, and brand new fencing. Well worth viewing. 2317 18 St in wonderful Nanton.