



GRASSROOTS
REALTY GROUP

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**2410 19 Street
Nanton, Alberta**

MLS # A2267862



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	976 sq.ft.	Age:	1947 (79 yrs old)
Beds:	2	Baths:	1
Garage:	Concrete Driveway, Driveway, Enclosed, Garage Door Opener, Garage Faces		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Metal Siding , Wood Frame	Zoning:	R1
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage		

Inclusions: NA

Come enjoy small town living in the heart of Nanton. The 50' x 120' mature lot offers an 18' x 24' detached garage that is insulated with an oversized parking pad with a gate for an enclosed yard. This property has mature landscaping with a new front fence for beautiful curb appeal. Enjoy the oasis of numerous windows allowing tons of natural light throughout the home. This home has new paint throughout, new light fixtures, renovated sanded and stained hardwood floors, painted cabinets and counter tops. The spacious kitchen and dining area are open to one another that lead into the sunny living-room. This property is the perfect starter or retirement home located just blocks from the schools, the downtown core, recreational facilities, golf course and park surrounded by well-maintained homes. Don't miss out on this newly renovated affordable 2-bedroom bungalow with a full basement perfect for storage, this place will not last.