



**2320 19 street
Nanton, Alberta**

MLS # A2303292



\$339,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,144 sq.ft.	Age:	1929 (97 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Antique furniture in basement

Welcome home to 2320-19th Street, in the beautiful Town of Nanton. 1,144 sq ft, with 3 bedrooms and 1 bath, this quaint bungalow was built nearly 100 years ago in 1929. The house was built to exacting standards at the time and has had numerous upgrades since...check out the outstanding metal roof on the residence and garage. The home retains its original woodwork, with door mouldings, baseboards and hardwood floors. The living room is spacious, with a beautiful sun room/den on the west end. There is a central dining room, which leads to the bright kitchen. The oak cabinets in the kitchen were re-built within the last 25 years and there is a wonderful pantry/storage area downstairs. The main level has a primary bedroom, 2nd bedroom, 4 piece bathroom and laundryroom. The majority of the basement is unfinished, There is a finished 3rd bedroom that features 2 cedar lined closets. There a pantry/storage room and a wide open space that is just waiting to be developed! The attic space.... perhaps a future reading nook or home office! This beautiful home is nestled on a corner lot, with large established evergreens for shade and lovely blooming trees out back. The back garden is filled with perennials and you will appreciate the low maintenance landscape that is ready to be enjoyed. There is also a "Catio". We can't forget to mention the equally adorable single detached garage at the rear of the property. Located just minutes from downtown Nanton, this home offers convenience, peacefulness of a quiet neighborhood and the opportunity to be a part of Nanton's history! This home has been cherished by just 2 owners over the last century and is ready and waiting for its new owner! Call your fave Realtor and book a showing today!