



**2407 21 Street
Nanton, Alberta**

MLS # A2303951



\$369,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	846 sq.ft.	Age:	1940 (86 yrs old)
Beds:	4	Baths:	1
Garage:	Gravel Driveway, Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-GEN
Foundation:	Block	Utilities:	-
Features:	Open Floorplan, Primary Downstairs		

Inclusions: Electric Fireplace

Welcome home! This bungalow is so freaking cute. With the fenced back yard, character driven finishes, move in ready status, and fast possession, you won't want to wait to view this home. The front entry welcomes you home to the large living room, with an electric movable fireplace, you can orient this living room however you want. Following the beautiful laminate flooring to the back, takes you to the quaint kitchen featuring open shelving to display your favorite decorative dishes . Heading towards the hallway, you'll find 2 bedrooms both with decent sized closets and the 4pce bathroom with a tiled tub/shower combination. Downstairs you'll find the brightest basement. The large (newer) windows bring in plenty of light. Third bedroom is at one end and the basement's 2nd bedroom is through the Laundry/Utility Room. The Hot water tank is recent (2023), mid efficiency furnace and a 100AMP breaker panel. Outside, the single car garage is located in the rear, with enough driveway space to fit all your friend's and family's vehicles off street. The back yard is fully fenced and ready for whatever your vision is, the south east back yard would be great for a garden, space for kids or dogs to run, or a seating area for relaxing. Roofing was done in 2016, Hot Water Tank 2023, and some new windows. Book your private viewing today!