

# \$325,900 - 2317 18 Street, Nanton

MLS® #A2241607

## \$325,900

2 Bedroom, 2.00 Bathroom, 941 sqft

Residential on 0.21 Acres

NONE, Nanton, Alberta

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.

Built in 1940

## Essential Information

MLS® #	A2241607
Price	\$325,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	941
Acres	0.21
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	2317 18 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

## Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Chandelier, No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Unfinished, Partial

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Level
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 20th, 2025
Days on Market	6
Zoning	R-GEN

## Listing Details

Listing Office	Copper K Realty
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