



2408 19 Street
Nanton, Alberta

MLS # A2318083



\$339,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,008 sq.ft.	Age:	1947 (79 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Stove, Fire Pit, Wooden desk in garage,

Small-town living at its finest! Nestled on a charming tree-lined street, this well maintained 1947 home offers timeless character, thoughtful updates, and inviting curb appeal. With 1,008 sq. ft. of living space, this bungalow features 2 bedrooms, 1 bathroom, and spacious living, dining, and kitchen areas designed for comfortable everyday living. The basement offers ample space for storage or future projects. The welcoming front yard showcases mature landscaping and a classic white picket fence, while the backyard offers a deck, space to garden, and plenty of room to relax and enjoy summer days. Not to forget a detached garage perfect for parking or a hobby space. Conveniently located close to K-12 schools, parks, boutique shopping, and other local amenities, this property is an excellent opportunity for first-time buyers, downsizers, retirees, or investors looking for an affordable home in a welcoming community.