



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1905 29 Avenue
Nanton, Alberta

MLS # A2330901



\$269,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,218 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, On Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, No Neighbours Behind, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-NAR RESIDENTIAL, NARROW
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Shed

This well-maintained 2002 modular home offers 1,218 sq. ft. of comfortable living space with 3 bedrooms, 2 full bathrooms, and sits on its own generously sized lot with beautiful westward views from the backyard. The bright, open-concept layout features a spacious living room, while the kitchen offers ample cabinetry, a corner pantry, and an adjoining dining area perfect for everyday living. Conveniently located off the back entrance, the laundry room is situated beside the private primary suite. The large primary bedroom is complete with a walk-in closet and full ensuite. Vaulted ceilings, spacious bedrooms, some updated flooring, mature landscaping, and an oversized 10' x 60' deck provide the perfect place to enjoy all that small town living has to offer. Don't miss your opportunity to make this wonderful property your new home!