



GRASSROOTS
REALTY GROUP

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304 Slade Drive
Nanton, Alberta

MLS # A2332836



\$295,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	941 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-NAR RESIDENTIAL, NARROW
Foundation:	Piling(s)	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: None

Welcome to this well-maintained property situated on a spacious 65' x 120' mature lot, beautifully enhanced with large trees, established landscaping, and colorful perennial gardens that create a private, inviting setting. The property offers excellent parking with a double detached garage and an oversized driveway, providing plenty of room for an RV, trailer, or additional recreational vehicles. A fenced backyard includes a storage shed, covered deck, and a peaceful outdoor space ready to enjoy, while walking paths located directly across the street add to the property's appeal. Inside, the home features a bright, open-concept layout with two comfortable bedrooms and a functional living room and kitchen designed for easy everyday living. Thoughtfully cared for over the years, the home has seen numerous upgrades, including newer roofing, updated plumbing and shower, newer appliances, a practical mudroom addition at the rear entry, and sealed skirting and underbelly for added peace of mind. Move-in ready and full of value, this is a wonderful opportunity for first-time buyers, downsizers, or anyone looking for a comfortable home in a desirable location.