

# \$399,900 - 2401 17 Street, Nanton

MLS® #A2218231

**\$399,900**

5 Bedroom, 2.00 Bathroom, 1,215 sqft

Residential on 0.20 Acres

NONE, Nanton, Alberta

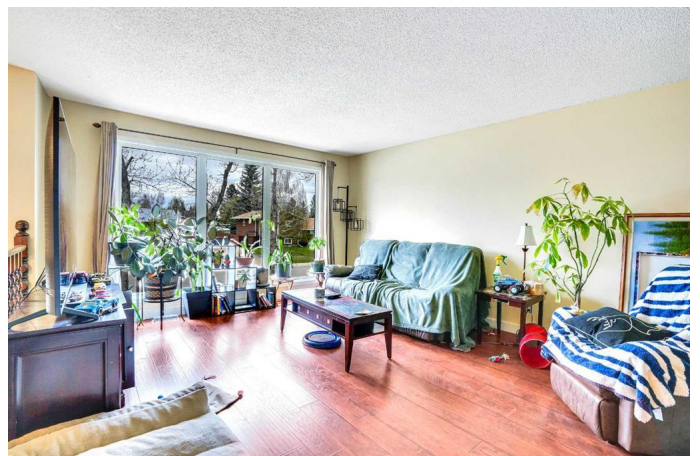
Welcome home to this fantastic home located on a massive corner lot with back alley access!! When you walk into this beautiful home you will be welcomed by a large living room with big bright windows. Walk around the corner and you will see a good sized dining room area. The kitchen is functional and features an eating bar and plenty of storage. The deck is conveniently located off the kitchen making BBQ's a breeze. A 4 piece bathroom is located just down the hall and has new tile floors. There is 3 good sized bedrooms located on this end of the house as well as a 2 piece ensuite. Downstairs features fresh paint and trim and brand new laminate flooring. A huge family room with big bright windows is always a plus. There is 2 more bedrooms on this level as well as the laundry room and plenty of storage. Outside this wonderful home has a recycled asphalt side driveway that makes for plenty of parking on the side of the house. A large storage shed is also located on the side of the house. Back alley access gives you the ability to either build a huge garage or use the portable shelter that the seller has placed there and also built a wood floor for!! Call before it's to late!!

Built in 1974

## Essential Information

MLS® #                      A2218231

Price                        \$399,900



Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,215
Acres	0.20
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	2401 17 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L1R0

### Amenities

Parking Spaces	5
Parking	RV Access/Parking
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Tile Counters
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Corner Lot, Few Trees, Lawn, Street Lighting
Roof	Metal
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	3
Zoning	R-GEN

**Listing Details**

Listing Office	Century 21 Foothills Real Estate
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