

# \$298,000 - 2403 24 Street, Nanton

MLS® #A2246190

## \$298,000

3 Bedroom, 1.00 Bathroom, 1,120 sqft

Residential on 0.21 Acres

NONE, Nanton, Alberta

This 1,120 sq.ft. three-bedroom bungalow offers an exciting opportunity for personalization and future value. Nestled on a spacious 75 x 120 mature lot, it features a double attached garage and is ideally located just a hop, skip, and a jump from local schools. The home includes a fenced yard, metal roof, and a concrete deck with a unique cellar beneath, accessible from the basement. The basement itself is a blank canvas, ready to be transformed to suit your needs. With solid bones, this property invites you to bring your vision and make it your own.

Built in 1978

## Essential Information

MLS® #	A2246190
Price	\$298,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,120
Acres	0.21
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	2403 24 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	Storage
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, Private, Treed
Roof	Metal
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 5th, 2025
Days on Market	1
Zoning	R-Gen

### Listing Details

Listing Office	Lively Realty Ltd.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.