

\$399,900 - 2403 17 Street, Nanton

MLS® #A2266053

\$399,900

3 Bedroom, 2.00 Bathroom, 1,210 sqft

Residential on 0.21 Acres

NONE, Nanton, Alberta

This inviting 1,210 sq. ft. three-bedroom home offers comfortable living in a mature, tree-lined neighborhood on a 75' x 120' lot with simple, well-kept landscaping. The bright and functional interior features a spacious dining area with built-in cabinets and plenty of natural light throughout. With an unspoiled basement ready for your personal touch, there's ample space to make it your own. Enjoy the outdoors on the south-facing 13' x 10' deck—perfect for relaxing or entertaining. The single garage is ideal for one vehicle and is complemented by a separate workshop for projects or storage. Additional parking is abundant, with a roomy driveway and extra space behind the garage for recreational toys or extra vehicles. Recent updates include shingles on the house (1 year old), a new hot water tank, and newer fridge and dishwasher, making this a well-maintained and move-in-ready property.

Built in 1973

Essential Information

MLS® #	A2266053
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,210



Acres	0.21
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2403 17 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L1R0

Amenities

Parking Spaces	6
Parking	Oversized, Single Garage Detached, Workshop in Garage
# of Garages	1

Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt
Construction	Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	11
Zoning	R-GEN

Listing Details

Listing Office Lively Realty Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.