

# \$424,900 - 2404 18 Street, Nanton

MLS® #A2249736

**\$424,900**

3 Bedroom, 3.00 Bathroom, 1,298 sqft

Residential on 0.21 Acres

NONE, Nanton, Alberta

This is a truly honest home. The classic brick and wood exterior speaks to its quality and durability, and the backyard is a rare find, an enchanting, mature oasis with a covered gazebo and an interlocking brick pathway. Inside, the split-level layout offers three bedrooms and three bathrooms, with a bright basement featuring built-in bookcases and a separate entrance, ideal for backyard access, a future suite (already zoned for a secondary suite - however would need to meet current building code requirements) , a home office, or a dedicated craft and hobby space. The home remains in original condition but is full of manageable potential; fresh paint and new flooring could quickly transform the space. Recent updates include a brand-new roof in 2025.

Located on a quiet street close to schools and Main Street shopping, this property offers both charm and opportunity. A perfect choice for those seeking character, practicality, and a beautiful yard.

Built in 1987

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2249736  |
| Price      | \$424,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Square Footage | 1,298         |
| Acres          | 0.21          |
| Year Built     | 1987          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2404 18 Street               |
| Subdivision | NONE                         |
| City        | Nanton                       |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1R0                      |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                 |
| Parking        | Carport, Double Garage Attached, Driveway, Garage Faces Front, Garage Door Opener |
| # of Garages   | 2                                                                                 |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer             |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Family Room, Gas, Mantle, Raised Hearth, Brick Facing, See Through, Oak, Tile   |
| Has Basement      | Yes                                                                             |
| Basement          | Crawl Space, Finished, Full, Walk-Up To Grade                                   |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Private Yard                                                                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Lawn, Many Trees, Private, Treed, Gazebo |

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Roof         | Asphalt Shingle                                                  |
| Construction | Brick, Concrete, Mixed, Wood Frame, Wood Siding, Aluminum Siding |
| Foundation   | Poured Concrete                                                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 9                 |
| Zoning         | R-GEN             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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