

\$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 Door Opener, Garage Faces Front
# 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	Brick Facing, Family Room, Gas, Mantle, Raised Hearth, See Through, Oak, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade, Crawl Space

Exterior

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

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	12
Zoning	R-GEN

Listing Details

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

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.