

**4, 2319 19 Street
Nanton, Alberta**

MLS # A2278388

\$197,000



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|------------------|------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 825 sq.ft. | Age: | 1975 (51 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, See Remarks | | |

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|--------------------|-------------------------------------|-------------------|--------|
| Heating: | Boiler, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Shake | Condo Fee: | \$ 350 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Shingle Siding | Zoning: | R2 |
| Foundation: | - | Utilities: | - |
| Features: | See Remarks, Storage, Vinyl Windows | | |
| Inclusions: | N/A | | |

Immaculate ground level 2 bedroom end unit in sought after building- walking distance to downtown!! Look no further if looking to downsize, retire , invest or considering a first time purchase. This affordable well cared for unit has a walk out patio area as well as serviced parking stall right in front of the unit. Beautiful common area courtyard with BBQ - perfect to sit and relax and embrace the outdoors. Main floor common laundry which is included for all residents at no extra cost is located across hallway of your unit. Close to 825 livable sq. ft inside with bright kitchen area with extra cabinets, open eating area spacious living room. Two bedrooms, 4 piece bath and separate storage room for additional items or freezer. This unit is turn key and ready for you to enjoy. Convenient location walking distance to all the services Nanton has to offer means you can leave the car at home and save even more. Come and see this one before it is too late!!