

\$349,900 - 306 Slade Drive, Nanton

MLS® #A2203838

\$349,900

3 Bedroom, 2.00 Bathroom, 1,076 sqft
Residential on 0.18 Acres

NONE, Nanton, Alberta

Take a look at this fantastic 3-bedroom, 2-bathroom home on a spacious lot in Nanton! With a well-designed open floor plan on the main level and a large yard featuring a double detached garage, this property is ideal for first-time buyers, retirees, small families, or investors! The modular home includes three bedrooms, with a primary suite offering a 4-piece ensuite. The bright and inviting living, dining, and kitchen areas create a welcoming atmosphere. Additionally, you'll find a laundry area at the back entrance and a second 4-piece bathroom. The detached, fully insulated garage provides ample storage and parking, plus there's an extra storage shed in the yard. Enjoy the unobstructed southern views (no neighbours in front) from the charming front porch, while the enclosed back deck offers a perfect spot to relax and enjoy the yard! Don't miss this excellent opportunity to enter the real estate market!

Built in 1998

Essential Information

MLS® #	A2203838
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.18



Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	306 Slade Drive
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L1R0

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Faces Rear, Insulated
# of Garages	2

Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Gas Stove
Heating	Forced Air
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	March 21st, 2025
-------------	------------------

Days on Market 17
Zoning R-GEN

Listing Details

Listing Office Lively Realty Ltd.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.