

# \$195,000 - 2218 19 Avenue, Nanton

MLS® #A2226890

**\$195,000**

2 Bedroom, 1.00 Bathroom, 886 sqft  
Residential on 0.15 Acres

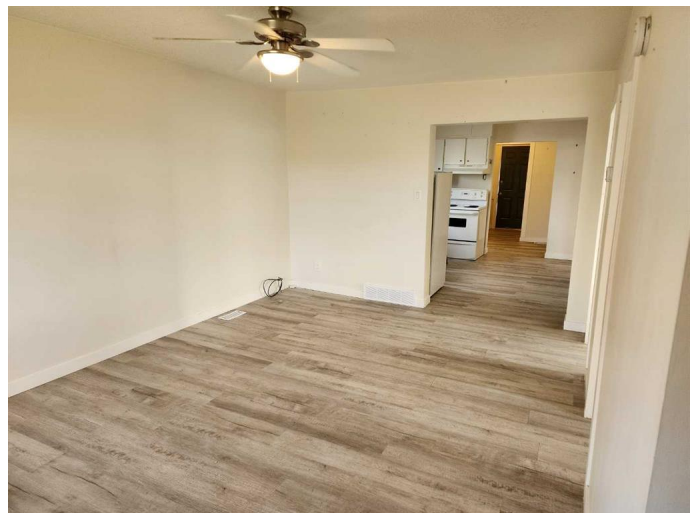
NONE, Nanton, Alberta

Updated 2-bedroom bungalow, packed with value. Since 2020, this home has seen numerous improvements including: Metal roof (2021), stylish laminate flooring, kitchen countertops, fixtures, refreshed bathroom fixtures, new blinds, interior paint, doors, and some replaced windows. The fully fenced, mature yard features a storage shed and benefits from a back lane. Zoned Industrial, this property offers different opportunities. - buy as an investment property, run a business, or settle into an affordable home. Interior pictures shown are from pre the existing tenant moving in. Fridge included is not as seen in pictures.

Built in 1950

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2226890    |
| Price          | \$195,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 886         |
| Acres          | 0.15        |
| Year Built     | 1950        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2218 19 Avenue               |
| Subdivision | NONE                         |
| City        | Nanton                       |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1R0                      |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | No Smoking Home                                         |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Crawl Space, Full, Unfinished                           |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Garden, Storage    |
| Lot Description   | Back Lane, Garden  |
| Roof              | Metal              |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | June 2nd, 2025            |
| Days on Market | 31                        |
| Zoning         | I-LHT Industrial Light Di |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Lively Realty Ltd. |
|----------------|--------------------|

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