

\$419,999 - 2514 22 Street, Nanton

MLS® #A2236480

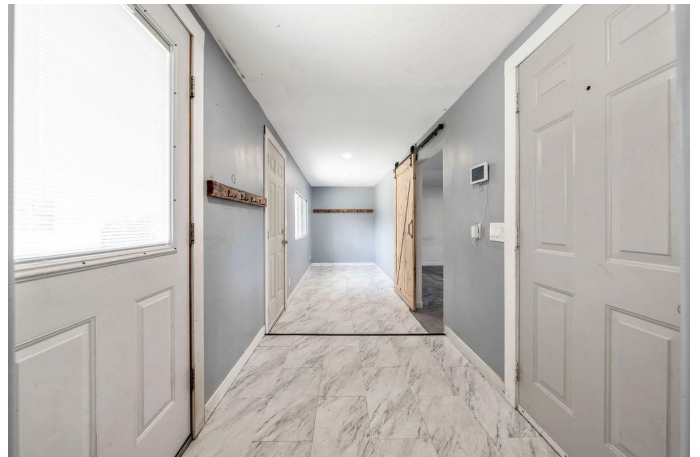
\$419,999

3 Bedroom, 2.00 Bathroom, 1,210 sqft

Residential on 0.21 Acres

NONE, Nanton, Alberta

Welcome to this delightful 1,210 sq ft bungalow nestled on an oversized lot in the peaceful community of Nanton. Offering 3 spacious bedrooms and 2 full bathrooms, this home is the perfect opportunity for first-time home buyers or savvy investors looking to expand their portfolio. Step inside to find a bright and functional layout featuring a generously sized living room, an open kitchen with an eat in dining space. The primary bedroom is spacious and comfortable, while the additional bedrooms are ideal for kids, guests, or a home office. Enjoy outdoor living with a massive backyard – perfect for entertaining, gardening, or letting the kids and pets run free. The detached double garage provides plenty of space for vehicles, storage, or a workshop. Located in a family-friendly neighborhood close to schools, parks, and local amenities, this home offers small-town charm with easy access to city conveniences. Whether you're looking to get into the market or searching for a solid rental property, this home has the space, lot size, and potential you've been waiting for!



Built in 1972

Essential Information

MLS® # A2236480

Price \$419,999

Bedrooms 3

Bathrooms	2.00
Full Baths	2
Square Footage	1,210
Acres	0.21
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2514 22 Street
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
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard
Roof	Metal
Construction	Stucco, Wood Frame

Foundation Block

Additional Information

Date Listed July 3rd, 2025
Days on Market 3
Zoning R-GEN

Listing Details

Listing Office RE/MAX Complete Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.