

# \$629,000 - 2501 26 Avenue, Nanton

MLS® #A2245346

**\$629,000**

3 Bedroom, 2.00 Bathroom, 1,372 sqft

Residential on 0.30 Acres

NONE, Nanton, Alberta

What a wonderful property, in a great location, on 1/3 acre lot, huge heated shop/garage, heated storage building and a garden shed. This lovely upgraded bungalow in the welcoming community of Nanton, Alberta, offers it all—set on 1/3 of an acre with plenty of space both inside and out. The bright and functional layout includes a modernized kitchen with stainless steel appliances, three bedrooms, two full bathrooms, and a fully finished basement, providing ample room for family life or entertaining. Recent improvements such as newer windows, shingles, and doors add peace of mind, while the beautiful covered deck creates the perfect space to unwind and enjoy the expansive backyard and scenic views. In addition to the attached single garage, the property features a heated 1,040 sq ft detached garage/workshop, a 16x20 heated storage building, and a garden shed—ideal for projects, storage, or extra workspace. There's also plenty of space for RV parking. Conveniently located close to schools and local amenities, this is a fantastic opportunity to enjoy small-town living with big-time value.

Built in 1973

## Essential Information

MLS® # A2245346

Price \$629,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,372
Acres	0.30
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2501 26 Avenue
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Additional Parking, RV Access/Parking, Single Garage Attached
# of Garages	4

### Interior

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Many Trees, Views
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      August 2nd, 2025  
Days on Market                2  
Zoning                              R-GEN

**Listing Details**

Listing Office                   Seller Direct Real Estate

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