

\$415,000 - 2704 22a Avenue, Nanton

MLS® #A2258247

\$415,000

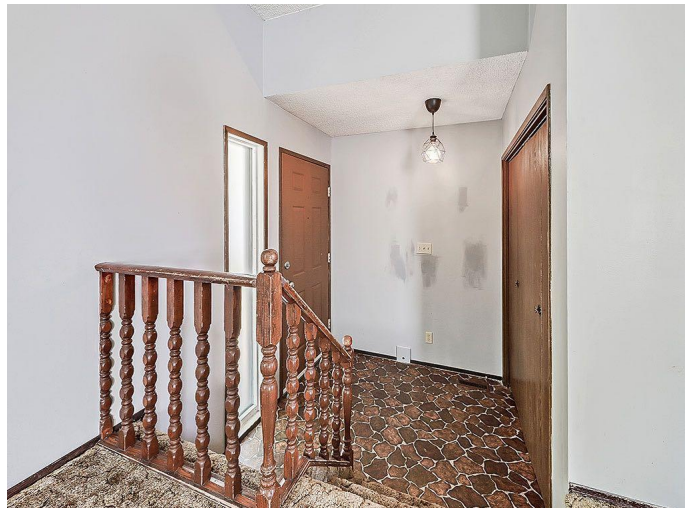
3 Bedroom, 3.00 Bathroom, 1,868 sqft

Residential on 0.19 Acres

NONE, Nanton, Alberta

Nestled in a mature neighbourhood on a quiet cul-de-sac, this 4 level spit sits on a beautiful treed lot that offers both shade and privacy. With a little updating, fresh paint, flooring and appliances, this home has the potential to truly shine! The main level welcomes you with a spacious living room, dining area, and kitchen. Upstairs, youâ€™ll find the primary bedroom with a 3-piece ensuite, along with two additional bedrooms and a 4-piece bath. On the lower level, gather in the large family room and cozy up around the wood-burning fireplace. This level also includes a den or office (or potential extra bedroom), laundry room, and direct access to the backyard. The basement provides even more possibilities, with room for a potential bedroom, additional family room, utility room, and an expansive walkable crawl space offering endless storage. The backyard is both spacious and private, featuring a large deck perfect for entertaining, lane access for RV parking, and plenty of room to enjoy outdoor living. Living in Nanton means being part of a friendly, walkabout community. Youâ€™ll love being close to local schools, and just a short bike or car ride to the grocery store, medical clinic, library, banks, and charming downtown shops. This property offers incredible potential! Donâ€™t miss your chance to make it your own! Call your fave realtor and book a showing today!

Built in 1982



Essential Information

MLS® #	A2258247
Price	\$415,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,868
Acres	0.19
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	2704 22a Avenue
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Stone, Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished, Crawl Space

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Zoning	R-Gen

Listing Details

Listing Office	Century 21 Foothills Real Estate
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