

\$615,000 - 2117 26 Avenue, Nanton

MLS® #A2267879

\$615,000

3 Bedroom, 2.00 Bathroom, 1,687 sqft
Residential on 0.50 Acres

NONE, Nanton, Alberta

Welcome home to this beautifully maintained 1,686 sq. ft. bungalow, perfectly situated on a rare ½ acre lot in the charming community of Nanton, AB. From the moment you arrive, you'll feel the pride of ownership and care that has gone into every detail of this special property.

Step inside to a bright, open-concept main level that blends comfort and functionality. This home features 3 bedrooms and 2 full bathrooms, one being a 3piece ensuite off the primary bedroom. The main-floor laundry adds everyday convenience .

The spacious kitchen features high-quality custom oak cabinetry, updated appliances, and plenty of storage. Enjoy family meals in the inviting dining area or relax with a coffee in the sunny front sitting room. The living room offers a cozy retreat with a beautiful gas fireplace, perfect for Alberta evenings.

The undeveloped basement is a blank canvas – imagine a large future family room and home gym. There's also an abundance of storage space, two mechanical rooms and an Nanton home isn't complete without a spacious Cold Room!

Outside, your own private oasis awaits! Relax on the covered back deck overlooking a park-like yard with mature trees, raised garden beds, and perennial landscaping. Enjoy apple and sour cherry trees, Saskatoon bushes and a Raspberry patch. Water line to the garden, and gardening irrigation lines. A true gardener's delight. Entertain family and



friends, or simply take in the serenity of this peaceful setting.

And hereâ€™s a rare bonusâ€¦this property has its own well!!

For the hobbyist or handyman, the oversized garage with attached shop and greenhouse will be a dream come trueâ€¦the ultimate â€œman caveâ€• or creative workspace.

Thereâ€™s also RV parking at the rear, offering convenience and flexibility.

Enjoy the space and privacy of country living, all while being right in town. Nantonâ€™s friendly atmosphere and small-town charm make it a wonderful place to call home.

Call your fave Realtor and book a showing today!!

Built in 1946

Essential Information

MLS® #	A2267879
Price	\$615,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,687
Acres	0.50
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2117 26 Avenue
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

Amenities

Parking Spaces	4
Parking	Additional Parking, Garage Door Opener, Garage Faces Front, Heated Garage, Off Street, RV Access/Parking, Single Garage Detached, 220 Volt Wiring, Workshop in Garage
# of Garages	1

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard
Lot Description	Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	1
Zoning	R-Gen

Listing Details

Listing Office	Century 21 Foothills Real Estate
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