



**2203 21 Street  
Nanton, Alberta**

**MLS # A2225466**



**\$525,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,269 sq.ft.	<b>Age:</b>	1916 (110 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.41 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	M-DWT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Crown Molding, Storage		

**Inclusions:** All appliances sold as-is

Did you know that this house has been identified as a candidate for "Nanton's Heritage Building Project" which would qualify for annual grants if the owner so wishes. More information can be found at the Town of Nanton. Nestled in the heart of Nanton, this 1919 Eatons home "The Eastbourne" stands as a testament to timeless craftsmanship and enduring family legacy. Lovingly cared for by the same family across four generations, its rich history is etched into every inch of its grand 2269 sq.ft two and half story design. The home exudes charm and character, featuring original hardwood floors, intricate woodwork, built-in bookshelves, and a sweeping staircase that anchors the heart of the home. Set on an expansive 120 x 150 lot—three full town lots—there's space to dream, grow, or create. A single garage adds convenience, while the Mixed-Use Downtown District zoning opens the door to a variety of possibilities, from a stately private residence to a unique commercial venture. This is more than just a home—it's a once-in-a-lifetime opportunity to honor the past while building a future filled with new memories.