



GRASSROOTS
REALTY GROUP

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**2203 21 Street
Nanton, Alberta**

MLS # A2225466



\$549,900

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

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

Inclusions: All appliances sold as-is

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.