

1-833-477-6687 aloha@grassrootsrealty.ca

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 (109 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, Partially Finished	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. As per the seller's request, please have your Realtor reach out to request the interior pictures and virtual tour.