



**GRASSROOTS**  
REALTY GROUP

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**2516 20 Street  
Nanton, Alberta**

**MLS # A2228091**



**\$425,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,079 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-GEN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** NA

Welcome home! An immaculate bungalow on a large corner lot in Nanton. The spacious entrance leads to the bright and open living room with oversized windows bringing in loads of natural light. The well-appointed kitchen with lots of cupboard space and a spacious breakfast/ dining area. Down the hall, you will find a 4pc bathroom and 2 large bedrooms. Options are endless in the basement where you will find a large office/ Tv room and the 3rd bedroom. This home also comes with an oversized, single garage with a door that leads to the large, landscaped and fence backyard with back lane and shed. Pride of ownership is very apparent in this home. Don't miss this opportunity and call for your viewing today!