



**2514 22 Street
Nanton, Alberta**

MLS # A2236480



\$409,999

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,210 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-GEN
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this delightful 1,210 sq ft bungalow nestled on an oversized lot in the peaceful community of Nanton. Offering 3 spacious bedrooms and 2 full bathrooms, this home is the perfect opportunity for first-time home buyers or savvy investors looking to expand their portfolio. Step inside to find a bright and functional layout featuring a generously sized living room, an open kitchen with an eat in dining space. The primary bedroom is spacious and comfortable, while the additional bedrooms are ideal for kids, guests, or a home office. Enjoy outdoor living with a massive backyard – perfect for entertaining, gardening, or letting the kids and pets run free. The detached double garage provides plenty of space for vehicles, storage, or a workshop. Located in a family-friendly neighborhood close to schools, parks, and local amenities, this home offers small-town charm with easy access to city conveniences. Whether you're looking to get into the market or searching for a solid rental property, this home has the space, lot size, and potential you've been waiting for!