



**GRASSROOTS**  
REALTY GROUP

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**1921 21 Street  
Nanton, Alberta**

**MLS # A2239093**



**\$360,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,122 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Heated Garage, Oversized		
<b>Lot Size:</b>	0.84 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	ILD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** N/A

Discover endless opportunities with this fully renovated main level, 3 bedroom, 2 bath bungalow, located in Nanton's Industrial Light District. This property offers ample space for future development...aside from the land the home is situated on, there are an additional 5 lots to work with. Perhaps building a Shop has always been on your bucket list! The main level of the home has been fully updated, featuring modern finishes throughout. Enjoy a spacious back deck, perfect for entertaining or relaxing. An oversized heated, double detached garage with cement floor, adds incredible utility, ideal for projects, business activities or extra storage. With an updated price of just \$360,000, this property offers incredible value and potential. Call your fave realtor and book a showing today!