



GRASSROOTS
REALTY GROUP

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

2614 22 Avenue
Nanton, Alberta

MLS # A2249829



\$215,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,566 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	R-NAR RESIDENTIAL, NARROW
Foundation:	Piling(s)	Utilities:	-
Features:	Storage		

Inclusions: All extra building supplies in the home, Shed - All included goods sold as-is

This property offers an excellent opportunity to get into the market with a spacious home at an affordable price. Featuring 1,565 sq. ft. of functional living space, there's plenty of room to make it your own. The approximately 6,000 sq. ft. lot includes mature landscaping, shed, garden box, and a gravel parking pad. Ideally located in a residential neighborhood close to schools and shopping, this home combines convenience with small-town charm. Perfect for families, investors, or even as a retirement property — don't miss your chance to make it your own!