



GRASSROOTS
REALTY GROUP

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**2212 23 Street
Nanton, Alberta**

MLS # A2253188



\$155,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	654 sq.ft.	Age:	-
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Garden, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Subfloor	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Metal Siding , Mixed, Wood Frame	Zoning:	RGEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Primary Downstairs, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: None

Court Date set for October 23, all offers must be submitted on or before 12:00 p.m. on the 22nd to allow time for the offer to be sent the lawyers to be submitted to the courts on the 23rd. 654 sq.ft. home has a unique floor plan, with the kitchen and master bedroom located in the basement. The main floor features a front-to-back split layout, with a living room that has a gas fireplace and vaulted ceiling, and a dining area that features a sink, fridge and a bank of cabinets and overlooks the living room. The second bedroom, with a walk-in closet, can also serve as a den or office and is situated off the dining area. There is a two-piece bathroom also off the dining area. The yard includes mature perennials, trees, and sheds—one 18' x 20' with a concrete floor and power and a garden shed that also has power to it. A nice front deck and spacious mudroom/side entry complete the home. Panel box appears to have been updated in 2022, furnace, hot water tank, plumbing and basement window also appear to have been updated, dates unknown.