



GRASSROOTS
REALTY GROUP

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**2305 23 Street
Nanton, Alberta**

MLS # A2258796



\$265,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	629 sq.ft.	Age:	1962 (63 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions:	Shed
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Welcome Home to this delightful 1-bedroom, 1-bathroom residence is brimming with character and move-in ready comfort. Inside, a warm and inviting kitchen showcases rich wood cabinetry and sleek quartz countertops, seamlessly flowing into a sunlit living room that provides the perfect setting to relax or entertain. The flexible dining area currently styled as a home office adapts effortlessly to your lifestyle needs. Thoughtful details such as elegant crown molding, discreet main-level laundry, and a generous walk-in closet in the primary bedroom elevate everyday living with both charm and convenience. Outdoors, enjoy peaceful summer evenings in the beautifully landscaped yard, complete with a spacious deck, garden box, and plenty of room to gather, play, or simply unwind. A heated double garage, storage shed, and abundant parking add even more practicality and value. Notable upgrades include a refreshed bathroom (2008), extensive exterior improvements with new windows, siding, and deck (2010), a fully renovated kitchen with in-floor heating (2013), sidewalk replacement (2011), a new furnace (2016), and upgraded electrical (2024). Whether you’re a first-time buyer, seeking a cozy retirement retreat, or searching for a smart investment, this charming property offers comfort, style, and peace of mind—ready to welcome you home.