



GRASSROOTS
REALTY GROUP

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2111 26 Avenue
Nanton, Alberta

MLS # A2267606



\$339,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,467 sq.ft.	Age:	1910 (116 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached, Workshop in Garage		
Lot Size:	0.41 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Stucco	Zoning:	R-GEN
Foundation:	Combination	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: Kitchen Island

Full of charm, this 1 & 1/2 storey home sits on a very large, mature lot with a detached garage and plenty of space to enjoy. The main level features a cozy living room, spacious kitchen, and comfortable bedroom, while the upper floor offers a spacious open room perfect for a primary bedroom, office, or flex space. With its timeless appeal and endless potential, this property is ideal for those who appreciate classic homes with personality and room to make it their own! Subject to Town approval, the property offers potential for future subdivision into two lots.