2016 30 Avenue
Nanton, Alberta

MLS # A2281895

$565,000

Division:	NONE
Type:	Residential/House
Style:	Bi-Level

Size:	1,280 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	2	**Baths:**	2

Garage:	Double Garage Attached
Lot Size:	0.15 Acre
Lot Feat:	Back Yard, Rectangular Lot

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board, Concrete	**Zoning:**	R-GEN
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bathroom Rough-in, Double Vanity, Open Floorplan		

Inclusions:	N/A

Located in the welcoming town of Nanton, this thoughtfully designed bungalow offers comfort, practicality, and long-term value in a quiet small-town setting. The main floor features a smart, traditional layout with everything you need on one level. A full attached double garage leads into a proper foyer. At the heart of the home is a bright, open-concept living area anchored by a gas fireplace. The living room flows seamlessly into the dining area and kitchen, making it ideal for both everyday living and entertaining. The kitchen offers an island with seating, ample cabinetry, and direct access to the rear deck, extending your living space outdoors. The primary bedroom is well-proportioned and private, complete with its own ensuite bathroom. A second bedroom located adjacent to the full main bathroom, making it perfect for guests, a home office, or family. A dedicated laundry room adds convenience and keeps noise out of the main living areas. Downstairs, the home features an unfinished walkout basement — a major value add. With plumbing rough-in already in place, the space is ready to be developed to suit your needs, whether that’s additional bedrooms or a family room. The walkout design allows for natural light and easy access to the yard. Exterior construction includes durable Hardie board siding, offering long-lasting curb appeal with lower maintenance than traditional siding — a practical upgrade that stands up well to Alberta’s climate.