



**2311 22 Street
Nanton, Alberta**

MLS # A2283089



\$285,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,151 sq.ft.	Age:	1959 (67 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, RV Gated		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating: Forced Air

Floors: Hardwood, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-GEN

Utilities: -

Inclusions: N/A

Welcome to this charming 1959 bungalow set right in the heart of Nanton. A bright main level featuring a spacious living room and kitchen, plus two bedrooms. Original hardwood flooring adds warmth and character, and the oversized main bath provides excellent space and functionality—with the potential to relocate laundry upstairs if desired. Outside, enjoy a generous 75' x 120' lot with back lane access, garden/storage space, and RV parking. A detached 22' x 24' double garage completes the package—perfect for vehicles, storage, or a workshop. YES THE FLOOR WAS STAINED REDWOOD RED COLOUR-INCREDIBLE!