



**2220 23 Street
Nanton, Alberta**

MLS # A2299293



\$446,500

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,169 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Driveway, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, No Smoking Home		

Inclusions: Freezer in basement

Welcome home to 2220 23rd Street, perfectly situated on a desirable corner lot in the charming community of Nanton, AB. This meticulously cared for 1,169 sq ft bi-level offers 4 bedrooms and 3 bathrooms, making it an ideal fit for families, first-time buyers, or those looking for a well-maintained home with space to grow. Enjoy the added comfort of air conditioning.....perfect for staying cool during those hot summer days and nights! The main level welcomes you with a cozy living room that flows seamlessly into a spacious dining area, making everyday living and entertaining a breeze. The kitchen is clean, bright, and inviting, featuring ample cabinetry and an additional eating area for casual meals. Down the hall, you'll find a generously sized primary bedroom complete with a convenient 2-piece ensuite, along with two additional bedrooms and a full 4-piece bathroom. The lower level expands your living space with a large fourth bedroom, a comfortable rec room highlighted by a charming wood burning fireplace, a 3-piece bathroom, and a functional laundry/mechanical room and storage room. Step outside and enjoy the added convenience of a breezeway connecting the home to the oversized garage, ideal for staying sheltered year round. The backyard is designed for both relaxation and practicality, featuring a deck for your BBQ and patio furniture, a gravelled section that would be a perfect spot for a dog run, and a large RV parking area. The oversized garage provides plenty of room for vehicles, storage, and projects, with additional parking available out front. Located just a short walk to downtown Nanton and all its amenities, this home offers small-town charm with everyday convenience. This one won't last long! Call your fave Realtor and book a showing today!