

# \$399,999 - 2514 22 Street, Nanton

MLS® #A2236480

**\$399,999**

3 Bedroom, 2.00 Bathroom, 1,210 sqft

Residential on 0.21 Acres

NONE, Nanton, Alberta

Welcome to this delightful 1,210 sq ft bungalow nestled on an oversized lot in the peaceful community of Nanton. Offering 3 spacious bedrooms and 2 full bathrooms, this home is the perfect opportunity for first-time home buyers or savvy investors looking to expand their portfolio. Step inside to find a bright and functional layout featuring a generously sized living room, an open kitchen with an eat in dining space. The primary bedroom is spacious and comfortable, while the additional bedrooms are ideal for kids, guests, or a home office. Enjoy outdoor living with a massive backyard – perfect for entertaining, gardening, or letting the kids and pets run free. The detached double garage provides plenty of space for vehicles, storage, or a workshop. Located in a family-friendly neighborhood close to schools, parks, and local amenities, this home offers small-town charm with easy access to city conveniences. Whether you're looking to get into the market or searching for a solid rental property, this home has the space, lot size, and potential you've been waiting for!

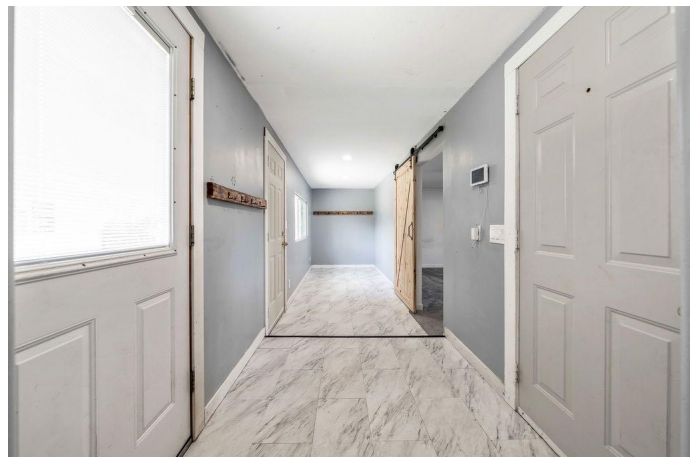
Built in 1972

## Essential Information

MLS® # A2236480

Price \$399,999

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,210
Acres	0.21
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2514 22 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L1R0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard
Roof	Metal
Construction	Stucco, Wood Frame

Foundation                      Block

**Additional Information**

Date Listed                      July 3rd, 2025  
Days on Market                24  
Zoning                              R-GEN

**Listing Details**

Listing Office                    RE/MAX Complete Realty

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