

# \$199,000 - 2302 23 Street, Nanton

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MLS® #A2253337

**\$199,000**

2 Bedroom, 1.00 Bathroom, 768 sqft

Residential on 0.14 Acres

NONE, Nanton, Alberta

2 Bedroom bungalow located on treed lined street. Tenants will be present for showings. Property is Sold "As is Where is".



Built in 1962

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253337    |
| Price          | \$199,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 768         |
| Acres          | 0.14        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2302 23 Street               |
| Subdivision | NONE                         |
| City        | Nanton                       |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1R0                      |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### **Interior**

|                   |                     |
|-------------------|---------------------|
| Interior Features | See Remarks         |
| Appliances        | None                |
| Heating           | Forced Air          |
| Cooling           | None                |
| Has Basement      | Yes                 |
| Basement          | Partial, Unfinished |

### **Exterior**

|                   |            |
|-------------------|------------|
| Exterior Features | None       |
| Lot Description   | Landscaped |
| Roof              | Metal      |
| Construction      | Wood Frame |
| Foundation        | Other      |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 8                   |
| Zoning         | R-GEN               |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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