

# \$450,000 - 2606 26 Street, Nanton

MLS® #A2220434

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,242 sqft

Residential on 0.07 Acres

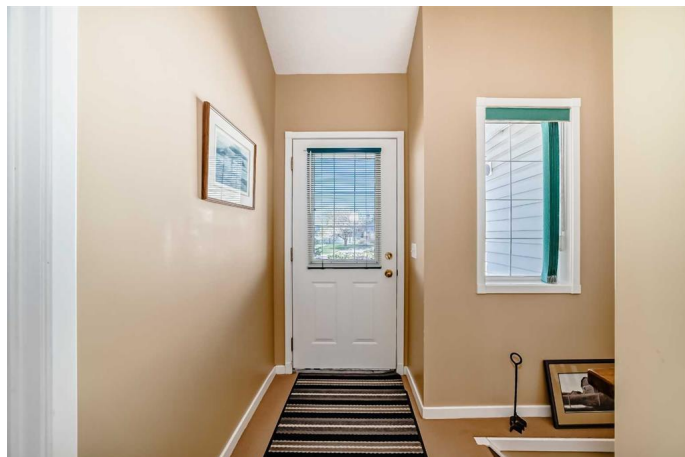
NONE, Nanton, Alberta

Adult living\*\*55+\*\*\* Welcome home to this beautiful south facing bungalow. When you come in you will be welcomed with vaulted ceilings, an open living room, a large kitchen with skylights and so much natural light. Main floor laundry makes this property an easy choice. This large one bedroom oasis is ready for a new owner. The basement holds 2 additional bedrooms, living area and ample storage. Enjoy comfortable living with central air conditioning, a side deck and large yard for relaxing or gardening. Yard includes a large fenced in area that can either be used for additional storage or a dog run. Book your showing today! A property like this is rare to hit the market!

Built in 1996

## Essential Information

MLS® #	A2220434
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,242
Acres	0.07
Year Built	1996
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow



Status	Active
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### Community Information

Address	2606 26 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Skylight(s), Beamed Ceilings
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full, Partially Finished

### Exterior

Exterior Features	Dog Run
Lot Description	Backs on to Park/Green Space, Landscaped, Street Lighting, Dog Run Fenced In, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 12th, 2025
Days on Market	1

Zoning                      R-GEN

**Listing Details**

Listing Office              Royal LePage Solutions

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