

\$539,900 - 2012 30 Avenue, Nanton

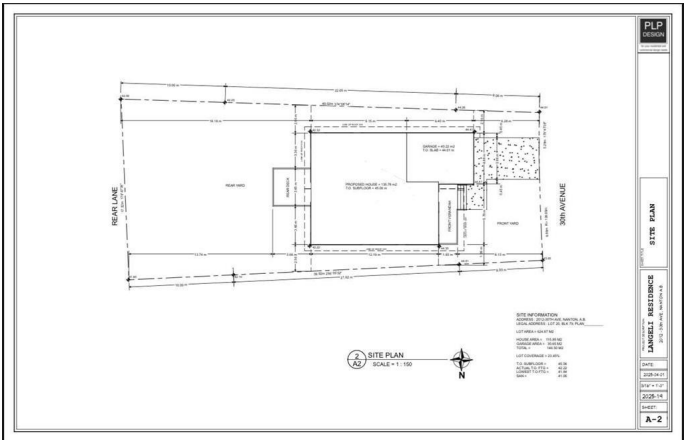
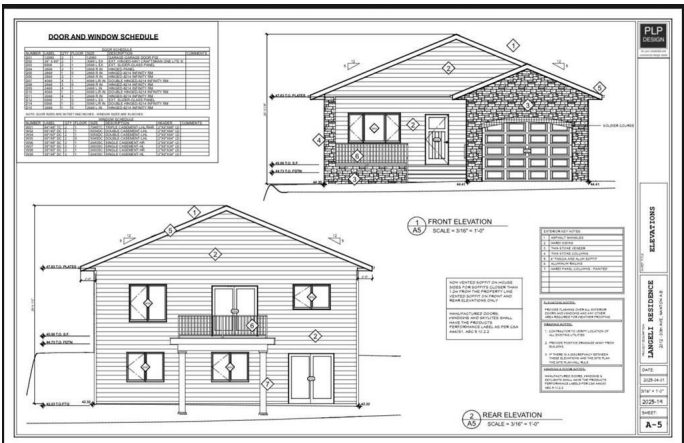
MLS® #A2229263

\$539,900

1 Bedroom, 2.00 Bathroom, 1,247 sqft
Residential on 0.15 Acres

NONE, Nanton, Alberta

Enjoy quality craftsmanship and peaceful living in this custom-built 1-bedroom walk-out bungalow in the heart of Nanton. With 1,247 sq ft on the main floor and an unfinished walk-out basement with bathroom rough-in, this home offers future development potential. Features include a chef-style granite kitchen with stainless steel appliances, 9â€™™ ceilings, engineered vinyl plank flooring, and a cozy gas fireplace with floor-to-ceiling stone surround. Relax outdoors on the composite front porch and rear deck with aluminum railings. Built for efficiency and longevity with Hardie siding, ICF foundation, triple-pane windows, and a finished single attached garage. New Home Warranty included. Construction has not started so there is time to review plans and customize to your liking! A rare opportunity for affordable luxury in a quiet, welcoming community!



Built in 2025

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2229263 |
| Price | \$539,900 |
| Bedrooms | 1 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,247 |
| Acres | 0.15 |

| | |
|------------|-------------|
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 2012 30 Avenue |
| Subdivision | NONE |
| City | Nanton |
| County | Willow Creek No. 26, M.D. of |
| Province | Alberta |
| Postal Code | T0L 1R0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows |
| Appliances | See Remarks |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Stone |
| Has Basement | Yes |
| Basement | Full, Unfinished, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony |
| Lot Description | Back Yard, City Lot |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, ICFs (Insulated Concrete Forms), Stone, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 9th, 2025 |
| Days on Market | 18 |
| Zoning | R-GEN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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