

\$399,999 - 2514 22 Street, Nanton

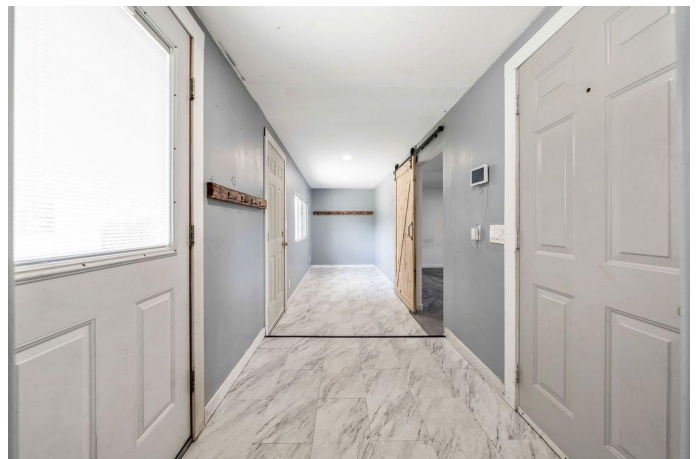
MLS® #A2245207

\$399,999

3 Bedroom, 2.00 Bathroom, 1,210 sqft
Residential on 0.21 Acres

NONE, Nanton, Alberta

****BUYER INCENTIVE**** To make your move even easier, the sellers are offering a \$5,000 buyer incentive upon closing. These funds can be used toward decorating, furniture, closing costs, or anything else to help make this home truly yours. It's a fantastic opportunity to step into a beautiful home with an added bonus to customize it to your lifestyle. 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. Also a brand new hot water tank just installed!! 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® #	A2245207
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	August 1st, 2025
Days on Market	47
Zoning	R-GEN

Listing Details

Listing Office	RE/MAX Complete Realty
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