

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

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MLS® #A2245207

**\$399,999**

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

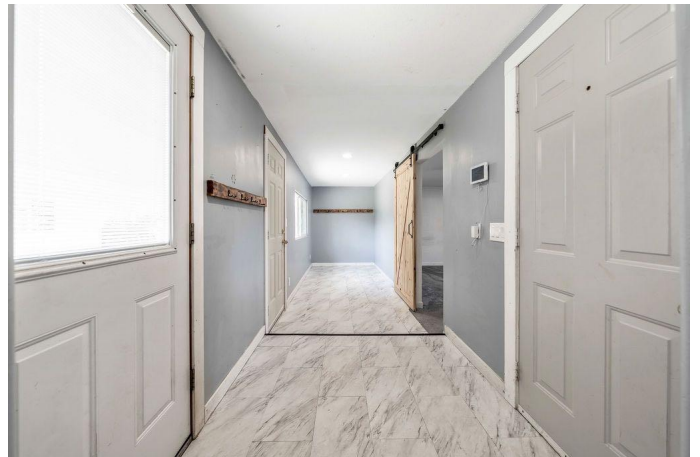
NONE, Nanton, Alberta

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. 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 Stove, Washer, Electric Oven |
| 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 | 18               |
| Zoning         | R-GEN            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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