

# \$415,000 - 2704 22a Avenue, Nanton

MLS® #A2258247

**\$415,000**

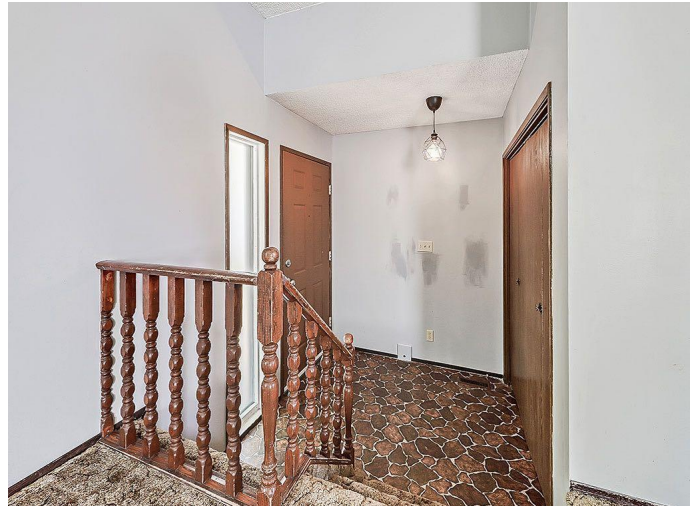
3 Bedroom, 3.00 Bathroom, 1,868 sqft

Residential on 0.19 Acres

NONE, Nanton, Alberta

Nestled in a mature neighbourhood on a quiet cul-de-sac, this 4 level spit sits on a beautiful treed lot that offers both shade and privacy. With a little updating, fresh paint, flooring and appliances, this home has the potential to truly shine! The main level welcomes you with a spacious living room, dining area, and kitchen. Upstairs, youâ€™ll find the primary bedroom with a 3-piece ensuite, along with two additional bedrooms and a 4-piece bath. On the lower level, gather in the large family room and cozy up around the wood-burning fireplace. This level also includes a den or office (or potential extra bedroom), laundry room, and direct access to the backyard. The basement provides even more possibilities, with room for a potential bedroom, additional family room, utility room, and an expansive walkable crawl space offering endless storage. The backyard is both spacious and private, featuring a large deck perfect for entertaining, lane access for RV parking, and plenty of room to enjoy outdoor living. Living in Nanton means being part of a friendly, walkabout community. Youâ€™ll love being close to local schools, and just a short bike or car ride to the grocery store, medical clinic, library, banks, and charming downtown shops. This property offers incredible potential! Donâ€™t miss your chance to make it your own! Call your fave realtor and book a showing today!

Built in 1982



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2258247      |
| Price          | \$415,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,868         |
| Acres          | 0.19          |
| Year Built     | 1982          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2704 22a Avenue              |
| 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, Parking Pad |

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Family Room, Stone, Wood Burning                        |
| Has Basement      | Yes                                                     |
| Basement          | Partial, Unfinished, Crawl Space                        |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                   |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Many Trees |
| Roof              | Asphalt Shingle                                          |
| Construction      | Stucco, Wood Frame, Wood Siding                          |
| Foundation        | Poured Concrete                                          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 3                    |
| Zoning         | R-Gen                |

**Listing Details**

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

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