

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

MLS® #A2258247

\$415,000

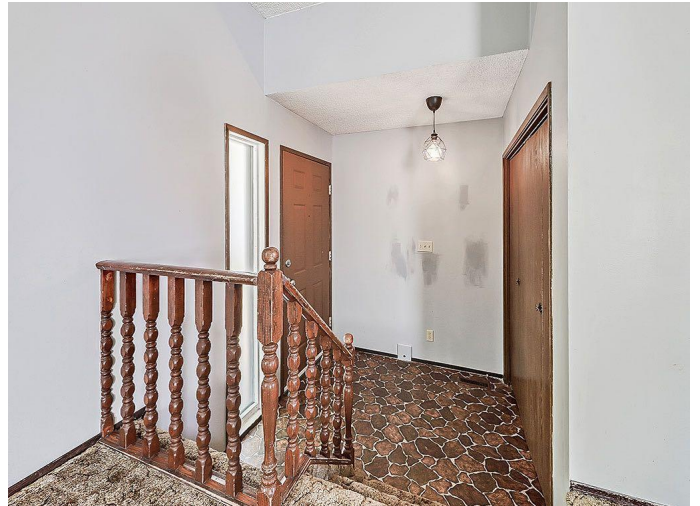
3 Bedroom, 3.00 Bathroom, 1,868 sqft

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, you'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. You'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! Don'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	9
Zoning	R-Gen

Listing Details

Listing Office	Century 21 Foothills Real Estate
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