

# \$390,000 - 1921 21 Street, Nanton

MLS® #A2174764

## \$390,000

3 Bedroom, 2.00 Bathroom, 1,122 sqft

Residential on 0.84 Acres

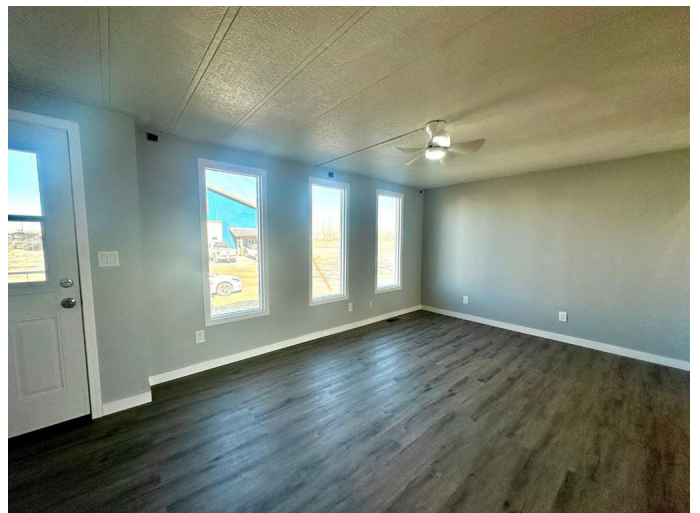
NONE, Nanton, Alberta

Discover endless opportunities with this fully renovated main level, 3 bedroom, 2 bath bungalow, located in Nanton's Industrial Light District. This property offers ample space for future development...aside from the land the home is situated on, there are an additional 5 lots to work with. Perhaps building a Shop has always been on your bucket list! The main level of the home has been fully updated, featuring modern finishes throughout. Enjoy a spacious back deck, perfect for entertaining or relaxing. An oversized heated, double detached garage with cement floor, adds incredible utility, ideal for projects, business activities or extra storage. Priced at just \$390,000, this property offers incredible value and potential. Call your fave realtor and book a showing today!

Built in 1982

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2174764    |
| Price          | \$390,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,122       |
| Acres          | 0.84        |
| Year Built     | 1982        |
| Type           | Residential |



|          |              |
|----------|--------------|
| Sub-Type | Detached     |
| Style    | Modular Home |
| Status   | Active       |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1921 21 Street               |
| Subdivision | NONE                         |
| City        | Nanton                       |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1R0                      |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Parking Spaces | 5                                                                    |
| Parking        | Double Garage Detached, Garage Door Opener, Heated Garage, Oversized |
| # of Garages   | 2                                                                    |

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | Ceiling Fan(s), Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Electric Stove, Garage Control(s), Refrigerator |
| Heating           | Forced Air, Natural Gas                         |
| Cooling           | None                                            |
| Has Basement      | Yes                                             |
| Basement          | Partial, Unfinished                             |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Yard, Few Trees |
| Roof              | Asphalt Shingle      |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2024 |
| Days on Market | 196                |
| Zoning         | ILD                |

### Listing Details

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

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