

# \$425,000 - 2516 20 Street, Nanton

MLS® #A2228091

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,079 sqft

Residential on 0.25 Acres

NONE, Nanton, Alberta

Welcome home! An immaculate bungalow on a large corner lot in Nanton. The spacious entrance leads to the bright and open living room with oversized windows bringing in loads of natural light. The well-appointed kitchen with lots of cupboard space and a spacious breakfast/ dining area. Down the hall, you will find a 4pc bathroom and 2 large bedrooms. Options are endless in the basement where you will find a large office/ Tv room and the 3rd bedroom. This home also comes with an oversized, single garage with a door that leads to the large, landscaped and fence backyard with back lane and shed. Pride of ownership is very apparent in this home. Don't miss this opportunity and call for your viewing today!

Built in 1971

## Essential Information

MLS® #	A2228091
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,079
Acres	0.25
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
--------	--------

## Community Information

Address	2516 20 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L1R0

## Amenities

Parking Spaces	4
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Corner Lot, Front Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	14
Zoning	R-GEN

## Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.