

# \$195,000 - 2218 19 Avenue, Nanton

MLS® #A2226890

**\$195,000**

2 Bedroom, 1.00 Bathroom, 886 sqft

Residential on 0.15 Acres

NONE, Nanton, Alberta

Updated 2-bedroom bungalow, packed with value. Since 2020, this home has seen numerous improvements including: Metal roof (2021), stylish laminate flooring, kitchen countertops, fixtures, refreshed bathroom fixtures, new blinds, interior paint, doors, and some replaced windows. The fully fenced, mature yard features a storage shed and benefits from a back lane. Zoned Industrial, this property offers different opportunities. - buy as an investment property, run a business, or settle into an affordable home. Interior pictures shown are from pre the existing tenant moving in. Fridge included is not as seen in pictures.

Built in 1950

## Essential Information

MLS® # A2226890

Price \$195,000

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 886

Acres 0.15

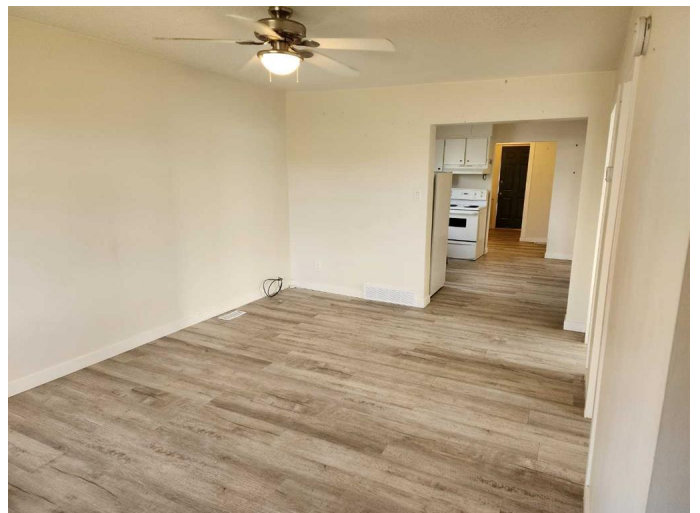
Year Built 1950

Type Residential

Sub-Type Detached

Style Bungalow

Status Active



## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2218 19 Avenue               |
| Subdivision | NONE                         |
| City        | Nanton                       |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1R0                      |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home   |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Crawl Space, Full, Unfinished                           |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Garden, Storage    |
| Lot Description   | Back Lane, Garden  |
| Roof              | Metal              |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

## Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | June 2nd, 2025            |
| Days on Market | 25                        |
| Zoning         | I-LHT Industrial Light Di |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Lively Realty Ltd. |
|----------------|--------------------|

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