

# \$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. Donâ€™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	18
Zoning	R-GEN

## Listing Details

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

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

