

# \$424,900 - 9, 2604 26 Street, Nanton

MLS® #A2245875

**\$424,900**

3 Bedroom, 3.00 Bathroom, 1,376 sqft

Residential on 0.08 Acres

NONE, Nanton, Alberta

Adult living 55+ “ This bright and spacious bungalow offers comfortable, low-maintenance living with vaulted ceilings, an open layout, and a double attached garage. The main floor includes a generous primary bedroom with ensuite featuring a walk-in tub, a second bedroom or office, main floor laundry, and a large kitchen that flows into the living and dining areas, all centered around a warm three-sided gas fireplace. Step out onto the covered back deck to enjoy the outdoors or unwind inside with the inviting, functional floor plan. The basement offers one more bedroom, a sitting room, full bath, and ample storage with potential for additional finished space. This well-kept home is move-in ready and a great opportunity for easy, relaxed living.

Built in 1996

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2245875      |
| Price          | \$424,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,376         |
| Acres          | 0.08          |
| Year Built     | 1996          |
| Type           | Residential   |
| Sub-Type       | Semi Detached |



|        |                        |
|--------|------------------------|
| Style  | Side by Side, Bungalow |
| Status | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 9, 2604 26 Street            |
| Subdivision | NONE                         |
| City        | Nanton                       |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1R0                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 3                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Pantry, Vaulted Ceiling(s)                                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas, Living Room, Three-Sided                                                         |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Partially Finished                                                              |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | None                                                   |
| Lot Description   | Back Lane, Landscaped, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                        |
| Construction      | Vinyl Siding                                           |
| Foundation        | Poured Concrete                                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 55               |

Zoning

R-GEN

Listing Details

Listing Office

Lively Realty Ltd.

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