

# \$155,000 - 2212 23 Street, Nanton

MLS® #A2253188

**\$155,000**

2 Bedroom, 2.00 Bathroom, 654 sqft

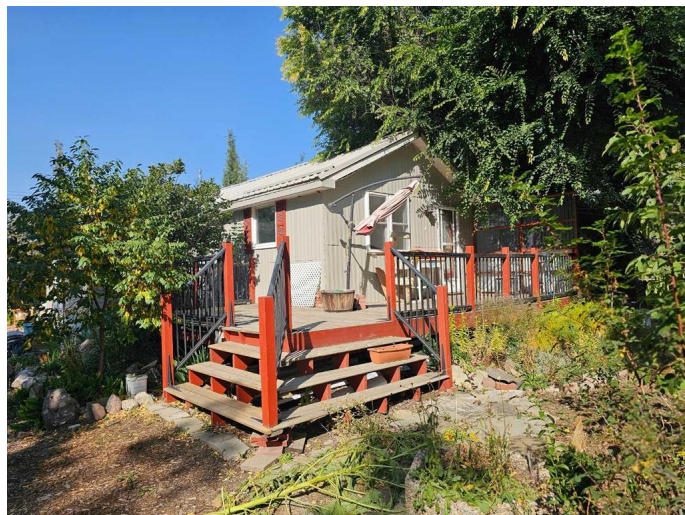
Residential on 0.14 Acres

NONE, Nanton, Alberta

This 654 sq.ft. home has a unique floor plan, with the kitchen and master bedroom located in the basement. The main floor features a front-to-back split layout, with a living room that has a gas fireplace and vaulted ceiling, and a dining area that features a sink, fridge and a bank of cabinets and overlooks the living room. The second bedroom, with a walk-in closet, can also serve as a den or office and is situated off the dining area. There is a two-piece bathroom also off the dining area. The yard includes mature perennials, trees, and sheds—one 18' x 20' with a concrete floor and power and a garden shed that also has power to it. A nice front deck and spacious mudroom/side entry complete the home. Panel box appears to have been updated in 2022, furnace, hot water tank, plumbing and basement window also appear to have been updated, dates unknown.

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2253188  |
| Price          | \$155,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 654       |
| Acres          | 0.14      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2212 23 Street               |
| 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 |

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Master Downstairs, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | None                                                     |
| Heating           | Forced Air, Natural Gas                                  |
| Cooling           | None                                                     |
| Fireplaces        | Living Room                                              |
| Has Basement      | Yes                                                      |
| Basement          | Full, Partially Finished                                 |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Garden, Storage                                            |
| Lot Description   | Back Lane, Fruit Trees/Shrub(s), Garden, Landscaped, Treed |
| Roof              | Metal                                                      |
| Construction      | Mixed, Wood Frame, Metal Siding                            |
| Foundation        | Poured Concrete                                            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 14                  |
| Zoning         | RGEN                |

### Listing Details

Listing Office                      Lively Realty Ltd.

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