

# \$409,500 - 2516 20 Street, Nanton

MLS® #A2255230

**\$409,500**

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® #         | A2255230    |
| Price          | \$409,500   |
| 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                                              |

## 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    | September 11th, 2025 |
| Days on Market | 70                   |
| Zoning         | R-GEN                |

## Listing Details

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

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