



GRASSROOTS

REALTY GROUP

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**2217 20 Street
Nanton, Alberta**

MLS # A2311505



\$210,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	748 sq.ft.	Age:	1904 (122 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Dugout	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-TRN
Foundation:	Combination	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

Whether you're looking for an affordable place to call home or a smart investment for the future, this 747 sq ft bungalow on a generous 50 x 120 ft lot is an opportunity you won't want to miss. Ideally located on Main Street—right across from the Post Office and just steps from Silver Willow Lodge, banks, the drugstore, and all the conveniences of downtown—this property offers exceptional accessibility. Can you say Home/business? Zoned for a mix of residential and commercial uses, the possibilities here are wide-open. The cozy 2-bedroom home features high ceilings, a bright and sunny kitchen, a combined 4-piece bath and laundry room, and a welcoming front porch. Parking is abundant with rear alley access, ample off-street space, and a single detached garage. This Main Street gem is perfect for first-time buyers, downsizers, or investors looking to secure a versatile property in a prime location. Need more space or want more land. There is an opportunity to buy the adjoining property to west of this lot with commercial building and another 50x120 ft lot, A2311801 for a package price of \$450,000