



**2311 22 Street  
Nanton, Alberta**

**MLS # A2313081**



**\$279,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,173 sq.ft.	<b>Age:</b>	1947 (79 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Double Garage Detached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-GEN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** N/A

First impressions only tell part of the story, and this home offers far more than what appears in the photos. While the home and yard are currently filled with personal belongings that will not remain with the property, buyers are encouraged to focus on the exceptional value and space being offered. With one of the lowest price-per-square-foot opportunities you will find in town, this property features a spacious living room and dining room combination, a surprisingly large bathroom, and a comfortable layout ready for your own style and ideas. Important updates have already been completed, including shingles approximately 6 years old, the furnace and hot water tank replaced around the same time, upgraded plumbing completed roughly 12 years ago, and most of the main floor windows updated closer to the year 2000 rather than original to 1947. There is also a full basement that adds additional square footage and offers a great space for fresh ideas and future use. The generous 75' x 120' lot will be cleaned up and provide a fresh blank slate for gardening, outdoor living, or future landscaping ideas. Adding even more appeal are both the charming front entry and the spacious rear mudroom-style entrance complete with extensive built-in storage. A home with this much space, lot size, and value is becoming increasingly hard to find. Did I mention there is a 22' x 24' garage with storage plus a storage shed.