



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**2006 30 Avenue  
Nanton, Alberta**

**MLS # A2316030**



**\$599,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,271 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-GEN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 2006 30 Avenue in Nanton, a beautifully maintained bungalow offering plenty of space, modern finishes, and a functional layout. Built in 2016, this move in ready home features 5 bedrooms, 3 bathrooms, and a bright open concept design. The sunny east facing kitchen is the heart of the home, complete with vaulted ceilings, hardwood floors, and plenty of natural light. Enjoy your morning coffee on the back deck or relax on the welcoming front porch and take in the charm of small town living. The main floor includes a dedicated laundry room, a spacious primary bedroom with a walk in closet and private 3 piece ensuite, plus two additional bedrooms and a full bathroom. Downstairs, the fully finished basement offers even more living space. With 9 foot ceilings and large above grade windows, it feels bright and open throughout. You'll find two additional bedrooms, a full bathroom, luxury vinyl plank flooring, and a large rec room with plenty of flexibility for family living, hobbies, or entertaining. Outside, the level lot offers RV parking, alley access, and plenty of room to enjoy. Combining modern comfort with small town charm, this home is ready for you to move in and make it your own.