



GRASSROOTS
REALTY GROUP

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2806 22 Street
Nanton, Alberta

MLS # A2323709



\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,188 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Smoking Home, Pantry, Storage		

Inclusions: na

Back on Market due to buyers financing. Charming Family Home with Oversized Garage in the Heart of Nanton. Welcome home to this inviting 3-bedroom property that's perfect for first-time buyers or a growing young family! Featuring durable luxury vinyl plank flooring throughout the main living areas, this home offers both style and easy maintenance for everyday living. The functional kitchen is designed with efficiency in mind and boasts brand-new appliances installed in January 2026, making meal preparation a breeze. A convenient main-floor laundry area is thoughtfully located in the 2-piece bathroom, adding to the home's practical layout. The partially developed basement provides additional living space and is ready for your personal finishing touches, offering endless possibilities for a family room, home office, or extra bedrooms as your needs evolve. Outside, you'll appreciate the impressive 22' x 24' oversized detached garage, providing plenty of room for vehicles, storage, hobbies, or a workshop. Situated in the welcoming community of Nanton, this delightful home offers small-town charm with the perfect balance of comfort, functionality, and future potential. Whether you're starting out or looking for more space, this property is ready to welcome you home!