



GRASSROOTS
REALTY GROUP

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2209 22 Street
Nanton, Alberta

MLS # A2332040



\$360,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,233 sq.ft.	Age:	1920 (106 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Driveway, Garage Faces Front, Off Street, Parking Pad, RV Access		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Gazebo, Lawn, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bookcases, Built-in Features, High Ceilings, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-GEN

Utilities: -

Inclusions: Shed, Gazebo

Full of character, warmth, and timeless charm, this solidly built home sits on an oversized lot, offering comfort, character, and room to grow. Step inside to a bright and spacious living room with soaring ceilings, abundant natural light, and a cozy wood-burning fireplace—the perfect place to gather on cool evenings. The fireplace has been upgraded with a wind-directional chimney cap, helping keep your fire burning steadily, even during the windiest days. The adjoining dining room offers plenty of space for family meals and holiday gatherings, while the functional kitchen provides ample cabinetry and room for everyday cooking. The main floor includes a versatile bedroom that works equally well as a primary bedroom, guest room, home office, or den, along with a convenient 2-piece bathroom and rear entry porch. Upstairs you'll find two spacious bedrooms, including one with sliding patio doors leading to a covered private balcony with glass railings—an ideal spot to enjoy your morning coffee or unwind in the evening. A full 4-piece bathroom completes the upper level, along with wonderful original built-ins and heritage details that add both character and practical storage. The solid concrete basement offers laundry, extensive built-in storage, and flexible space for hobbies, a workshop, or future development. It also includes 220-volt wiring. Outside, the oversized, fully fenced yard is a true extension of the home, offering the perfect balance of relaxation and opportunity. Enjoy your morning coffee on the deck, unwind beneath the pergola on the patio, or simply take in the peace and privacy that comes with such a generous lot. With alley access, a storage shed, RV parking, and plenty of room to bring your ideas to life, the possibilities are endless. Whether you envision vibrant gardens, space for children and pets to play, a workshop, or a larger

detached garage, this property offers the flexibility to make it your own. An existing well supplies water for the lawn and gardens, helping reduce outdoor watering costs throughout the growing season. Located close to downtown, parks, and local amenities, this affordable home offers the perfect combination of character, functionality, and future potential you won't want to miss.