



GRASSROOTS
REALTY GROUP

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2007 26 Avenue
Nanton, Alberta

MLS # A2335919



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,372 sq.ft.	Age:	1947 (79 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.65 Acre		
Lot Feat:	Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

Come view this property with open eyes and a vision—this is a rare 75' x 375' parcel located between 26th and 27th Avenue in Nanton, offering approximately .65 acres of land within town and the possibility for future subdivision. The existing 1,372 sq. ft. home sits along 26th Avenue and provides three bedrooms, some new windows, new shingles on the roof, two decks and plenty of room to make it your own. The large, paved driveway and mature trees add to the functionality and character of the property, while the expansive balance of the lot gives you the choice to explore future development or simply keep the entire parcel and enjoy the space for yourself and your family. Whether you are an investor, a builder, or someone looking to live in the existing home while building something new on the property, this is a chance to secure a substantial piece of land in town and make a plan for its future. Bring your ideas, embrace the possibilities and envision how you could use .65 acres right here in Nanton.