# \$155,000 - 2212 23 Street, Nanton

MLS® #A2253188

## \$155,000

2 Bedroom, 2.00 Bathroom, 654 sqft Residential on 0.14 Acres

NONE, Nanton, Alberta

Court Date set for October 23, all offers must be submitted on or before 12:00 p.m. on the 22nd to allow time for the offer to be sent the lawyers to be submitted to the courts on the 23rd. 654 sq.ft. home has a unique floor plan, with the kitchen and master bedroom located in the basement. The main floor features a front-to-back split layout, with a living room that has a gas fireplace and vaulted ceiling, and a dining area that features a sink, fridge and a bank of cabinets and overlooks the living room. The second bedroom, with a walk-in closet, can also serve as a den or office and is situated off the dining area. There is a two-piece bathroom also off the dining area. The yard includes mature perennials, trees, and shedsâ€"one 18' x 20' with a concrete floor and power and a garden shed that also has power to it. A nice front deck and spacious mudroom/side entry complete the home. Panel box appears to have been updated in 2022, furnace, hot water tank, plumbing and basement window also appear to have been updated, dates unknown.

#### **Essential Information**

MLS® # A2253188 Price \$155,000

Bedrooms 2
Bathrooms 2.00
Full Baths 1







Half Baths 1

Square Footage 654 Acres 0.14

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 2212 23 Street

Subdivision NONE City Nanton

County Willow Creek No. 26, M.D. of

Province Alberta
Postal Code T0L 1R0

#### **Amenities**

Parking Spaces 4

Parking Off Street

#### Interior

Interior Features Master Downstairs, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances None

Heating Forced Air, Natural Gas

Cooling None

Fireplaces Living Room

Has Basement Yes

Basement Full, Partially Finished

### **Exterior**

Exterior Features Garden, Storage

Lot Description Back Lane, Fruit Trees/Shrub(s), Garden, Landscaped, Treed

Roof Metal

Construction Mixed, Wood Frame, Metal Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 2nd, 2025

Days on Market 50

Zoning RGEN

# **Listing Details**

Listing Office Lively Realty Ltd.

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