

**2505 21 Street
Nanton, Alberta**

MLS # A2264888



\$449,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,135 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Insulated, Parking Pad, RV Access/Parking, Single Garage		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Vinyl
Roof:	Metal
Basement:	Full
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Central Vacuum, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-GEN

Utilities: -

Inclusions: SECOND FRIDGE IN GARAGE, ELECTRIC FIRE PLACE IN BASEMENT

Discover this beautifully maintained 1975 bungalow that perfectly blends comfort, thoughtful upgrades, and small-town charm. Situated on an oversized 9,000 sq. ft. lot, this fully finished home offers three bedrooms on the main level and one additional bedroom down, providing plenty of room for family and guests. Inside, you'll find two and a half renovated bathrooms, new windows throughout, new exterior doors, and upgraded insulation for improved efficiency and year-round comfort. Warm and inviting, the home features a cozy gas fireplace as the centerpiece of the living area — ideal for relaxing evenings. A tankless water heater ensures an endless supply of hot water while keeping energy costs low. Pride of ownership is evident throughout this exceptionally well-cared-for property. Step outside to enjoy the organic yard with fruit trees and a large garden area, perfect for those who love to grow and harvest their own produce. The property also includes a single detached garage, ample parking for up to seven vehicles, and RV parking for added convenience. With quick possession available, this home is ready for you to move in and start enjoying right away. Experience the charm, value, and lifestyle this Nanton gem has to offer — small-town living at its finest!