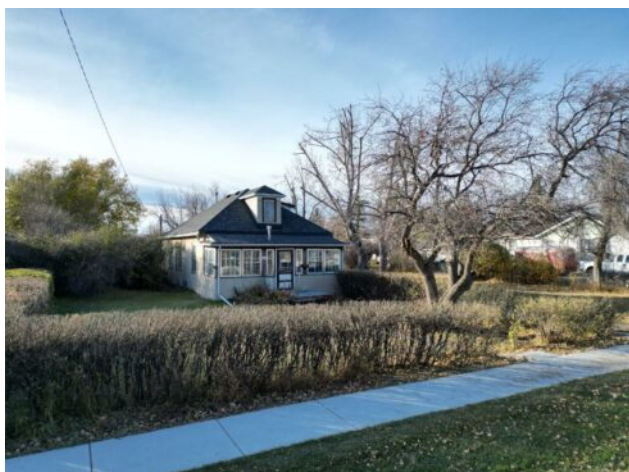


2111 26 Avenue  
Nanton, Alberta

MLS # A2267606

# \$355,000



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,467 sq.ft.	<b>Age:</b>	1910 (115 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached, Workshop in Garage		
<b>Lot Size:</b>	0.41 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Many Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-GEN
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** Kitchen Island

Full of charm, this 1 & 1/2 storey home sits on a very large, mature lot with a detached garage and plenty of space to enjoy. The main level features a cozy living room, spacious kitchen, and comfortable bedroom, while the upper floor offers a spacious open room perfect for a primary bedroom, office, or flex space. With its timeless appeal and endless potential, this property is ideal for those who appreciate classic homes with personality and room to make it their own! Subject to Town approval, the property offers potential for future subdivision into two lots.