



2111 26 Avenue
Nanton, Alberta

MLS # A2267606



\$324,900

Division: NONE

Type: Residential/House

Style: 1 and Half Storey

Size: 1,467 sq.ft. **Age:** 1910 (116 yrs old)

Beds: 2 **Baths:** 1

Garage: Single Garage Detached, Workshop in Garage

Lot Size: 0.41 Acre

Lot Feat: Back Yard, Front Yard, Lawn, Many Trees, Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Linoleum, Wood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Crawl Space

LLD: -

Exterior: Stucco

Zoning: R-GEN

Foundation: Combination

Utilities: -

Features: 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.