

\$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

This 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 sheds—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	Vaulted Ceiling(s), Walk-In Closet(s), Master Downstairs
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, 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	Metal Siding, Mixed, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Days on Market	3
Zoning	RGEN

Listing Details

Listing Office Lively Realty Ltd.

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