

\$499,900 - 2512 26 Street, Nanton

MLS® #A2205049

\$499,900

4 Bedroom, 3.00 Bathroom, 1,368 sqft
Residential on 0.20 Acres

NONE, Nanton, Alberta

This charming 1,368 sq.ft fully developed bungalow is perfectly situated on an oversized reverse pie-shaped lot, backing onto the schoolyard, providing easy access and open views. The property boasts a mature yard with a 25' x 23' detached garage, providing ample space for both storage and parking. Inside, the home offers 4 bedrooms and 3 bathrooms, including a spacious primary suite. The unique walk-up basement offers easy access to the backyard, while the ideal entrance from the garage and back yard enhances convenience. The main floor laundry, currently located in what was originally a bedroom, can be easily relocated to the back entry. The kitchen is oversized and features a corner pantry and newer stainless steel appliances. The basement family room is well-designed, featuring plumbing for a future wet bar, perfect for entertaining. Enjoy outdoor living on the deck, and take advantage of extra storage space in the garden shed. This home blends comfort, functionality, and a fantastic location for families.

Built in 1999

Essential Information

MLS® #	A2205049
Price	\$499,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,368
Acres	0.20
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2512 26 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Storage
Lot Description	Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed March 26th, 2025

Days on Market 8

Zoning R-Gen

Listing Details

Listing Office Lively Realty Ltd.

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