

# \$450,000 - 2606 26 Street, Nanton

MLS® #A2220434

## \$450,000

3 Bedroom, 2.00 Bathroom, 1,242 sqft  
Residential on 0.07 Acres

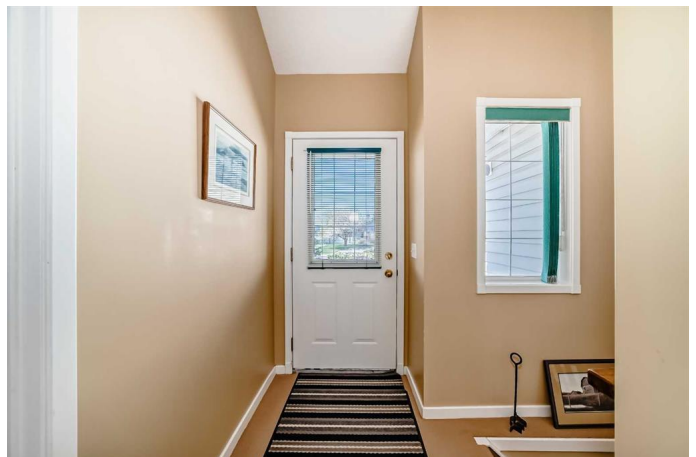
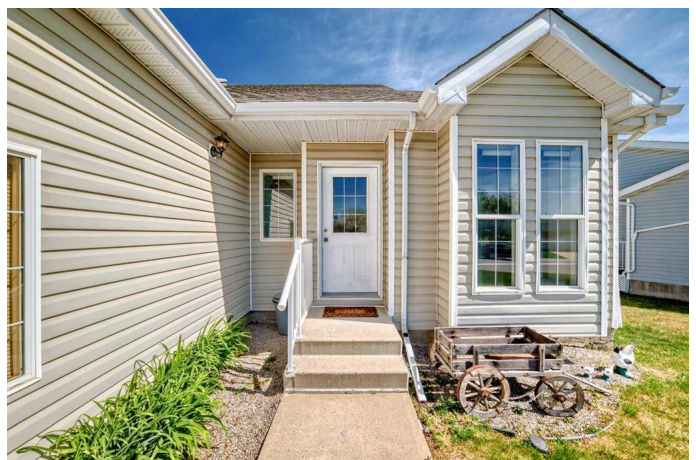
NONE, Nanton, Alberta

Adult living\*\*55+\*\*\* Welcome home to this beautiful south facing bungalow. When you come in you will be welcomed with vaulted ceilings, an open living room, a large kitchen with skylights and so much natural light. Main floor laundry makes this property an easy choice. This large one bedroom oasis is ready for a new owner. The basement holds 2 additional bedrooms, living area and ample storage. Enjoy comfortable living with central air conditioning, a side deck and large yard for relaxing or gardening. Yard includes a large fenced in area that can either be used for additional storage or a dog run. Book your showing today! A property like this is rare to hit the market!

Built in 1996

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2220434               |
| Price          | \$450,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,242                  |
| Acres          | 0.07                   |
| Year Built     | 1996                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |



Status Active

### Community Information

Address 2606 26 Street  
Subdivision NONE  
City Nanton  
County Willow Creek No. 26, M.D. of  
Province Alberta  
Postal Code T0L 1R0

### Amenities

Amenities None  
Parking Spaces 2  
Parking Single Garage Attached  
# of Garages 1

### Interior

Interior Features Built-in Features, Ceiling Fan(s), Chandelier, Beamed Ceilings, Skylight(s)  
Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Stone  
Has Basement Yes  
Basement Finished, Full, Partially Finished

### Exterior

Exterior Features Dog Run  
Lot Description Backs on to Park/Green Space, Dog Run Fenced In, Few Trees, Landscaped, Street Lighting  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed May 12th, 2025  
Days on Market 2

Zoning

R-GEN

## **Listing Details**

Listing Office

Royal LePage Solutions

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