

# \$478,900 - 2516 26 Street, Nanton

MLS® #A2207705

**\$478,900**

3 Bedroom, 3.00 Bathroom, 1,078 sqft

Residential on 0.19 Acres

NONE, Nanton, Alberta

Looking for the well cared for home backing onto the schoolyard with a nice private mature back yard.? Double attached garage with large concrete parking pad and RV parking at the rear should one desire. Mainfloor living area is mainly vinyl plank flooring with gas fireplace in the living room and East facing custom wooden windows which generously capture the natural light. Raised island and country style cabinets with a patio door leading to the rear deck adjacement to the eating area. Primary Bedroom has a walk in closet and 4 piece en suite. Also on the main level you will find a second bedroom, laundry and up right freezer conveniently located by garage entrance as well as a 3 piece bath with custom tile shower and glass door. The basement is developed with a third bedroom, large family and hobby room which would be ideal for dance, crafts or an exercise space. This property has a nice south facing veranda with front yard that does say "curb appeal." Come see what this property offers soon before it is too late!

Built in 1998

## Essential Information

MLS® #	A2207705
Price	\$478,900
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,078
Acres	0.19
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2516 26 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L1R0

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	See Remarks, Storage, Vinyl Windows, Wood Windows
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 6th, 2025
Days on Market	15
Zoning	R-Gen

### **Listing Details**

Listing Office	Prairie Management & Realty Inc.
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