

# \$629,000 - 2501 26 Avenue, Nanton

MLS® #A2245346

**\$629,000**

3 Bedroom, 2.00 Bathroom, 1,372 sqft

Residential on 0.30 Acres

NONE, Nanton, Alberta

What a wonderful property, in a great location, on 1/3 acre lot, huge heated shop/garage, heated storage building and a garden shed. This lovely upgraded bungalow in the welcoming community of Nanton, Alberta, offers it all—set on 1/3 of an acre with plenty of space both inside and out. The bright and functional layout includes a modernized kitchen with stainless steel appliances, three bedrooms, two full bathrooms, and a fully finished basement, providing ample room for family life or entertaining. Recent improvements such as newer windows, shingles, and doors add peace of mind, while the beautiful covered deck creates the perfect space to unwind and enjoy the expansive backyard and scenic views. In addition to the attached single garage, the property features a heated 1,040 sq ft detached garage/workshop, a 16x20 heated storage building, and a garden shed—ideal for projects, storage, or extra workspace. There's also plenty of space for RV parking. Conveniently located close to schools and local amenities, this is a fantastic opportunity to enjoy small-town living with big-time value.

Built in 1973

## Essential Information

MLS® # A2245346

Price \$629,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,372       |
| Acres          | 0.30        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2501 26 Avenue               |
| Subdivision | NONE                         |
| City        | Nanton                       |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1R0                      |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                     |
| Parking        | Double Garage Detached, Additional Parking, RV Access/Parking, Single Garage Attached |
| # of Garages   | 4                                                                                     |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage                                                                                    |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge |
| Heating           | Forced Air                                                                                                                  |
| Cooling           | None                                                                                                                        |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Finished, Full                                                                                                              |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard, Storage |
| Lot Description   | Many Trees, Views     |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      August 2nd, 2025  
Days on Market                3  
Zoning                              R-GEN

**Listing Details**

Listing Office                    Seller Direct Real Estate

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