



2514 22 Street , Nanton, Alberta - \$399,999



Main Photo

Property Description

****BUYER INCENTIVE**** To make your move even easier, the sellers are offering a \$5,000 buyer incentive upon closing. These funds can be used toward decorating, furniture, closing costs, or anything else to help make this home truly yours. It's a fantastic opportunity to step into a beautiful home with an added bonus to customize it to your lifestyle. Welcome to this delightful 1,210 sq ft bungalow nestled on an oversized lot in the peaceful community of Nanton. Offering 3 spacious bedrooms and 2 full bathrooms, this home is the perfect opportunity for first-time home buyers or savvy investors looking to expand their portfolio. Step inside to find a bright and functional layout featuring a generously sized living room, an open kitchen with an eat in dining space. The primary bedroom is spacious and comfortable, while the additional bedrooms are ideal for kids, guests, or a home office. Enjoy outdoor living with a massive backyard - perfect for entertaining, gardening, or letting the kids and pets run free. The detached double garage provides plenty of space for vehicles, storage, or a workshop. Located in a family-friendly neighborhood close to schools,



parks, and local amenities, this home offers small-town charm with easy access to city conveniences. Also a brand new hot water tank just installed!! Whether you're looking to get into the market or searching for a solid rental property, this home has the space, lot size, and potential you've been waiting for!

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