



2212 23 Street , Nanton, Alberta - \$155,000



Main Photo

Property Description

This 654 sq.ft. home has a unique floor plan, with the kitchen and master bedroom located in the basement. The main floor features a front-to-back split layout, with a living room that has a gas fireplace and vaulted ceiling, and a dining area that features a sink, fridge and a bank of cabinets and overlooks the living room. The second bedroom, with a walk-in closet, can also serve as a den or office and is situated off the dining area. There is a two-piece bathroom also off the dining area. The yard includes mature perennials, trees, and sheds—one 18' x 20' with a concrete floor and power and a garden shed that also has power to it. A nice front deck and spacious mudroom/side entry complete the home. Panel box appears to have been updated in 2022, furnace, hot water tank, plumbing and basement window also appear to



have been updated, dates unknown.

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