

2311 22 Street  
Nanton, Alberta

MLS # A2283089



**\$299,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, RV Gated		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Hardwood, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-GEN

**Utilities:** -

**Inclusions:** N/A

Welcome to this charming 1959 bungalow set right in the heart of Nanton. A bright main level featuring a spacious living room and kitchen, plus two bedrooms. Original hardwood flooring adds warmth and character, and the oversized main bath provides excellent space and functionality—with the potential to relocate laundry upstairs if desired. Outside, enjoy a generous 75' x 120' lot with back lane access, garden/storage space, and RV parking. A detached 22' x 24' double garage completes the package—perfect for vehicles, storage, or a workshop.