

# \$195,000 - 2218 19 Avenue, Nanton

MLS® #A2226890

**\$195,000**

2 Bedroom, 1.00 Bathroom, 886 sqft

Residential on 0.15 Acres

NONE, Nanton, Alberta

Updated 2-bedroom bungalow, packed with value. Since 2020, this home has seen numerous improvements including: Metal roof (2021), stylish laminate flooring, kitchen countertops, fixtures, refreshed bathroom fixtures, new blinds, interior paint, doors, and some replaced windows. The fully fenced, mature yard features a storage shed and benefits from a back lane. Zoned Industrial, this property offers different opportunities. - buy as an investment property, run a business, or settle into an affordable home. Interior pictures shown are from pre the existing tenant moving in. Fridge included is not as seen in pictures.

Built in 1950

## Essential Information

MLS® # A2226890

Price \$195,000

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 886

Acres 0.15

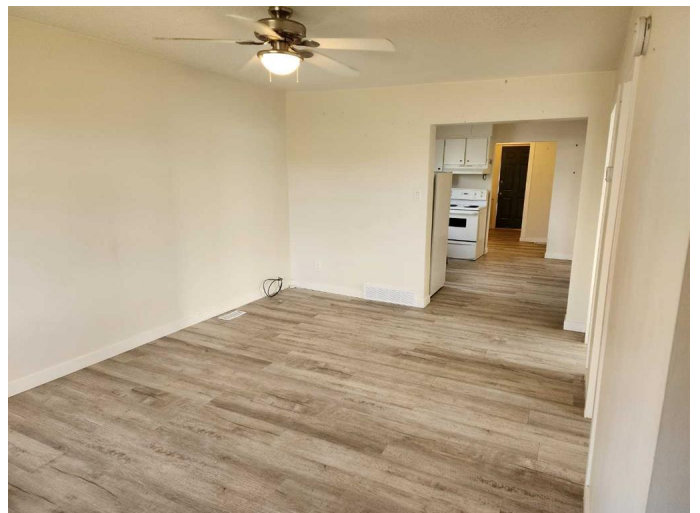
Year Built 1950

Type Residential

Sub-Type Detached

Style Bungalow

Status Active



## Community Information

Address	2218 19 Avenue
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

## Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

## Interior

Interior Features	No Smoking Home
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Crawl Space

## Exterior

Exterior Features	Storage, Garden
Lot Description	Back Lane, Garden
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	13
Zoning	I-LHT Industrial Light Di

## Listing Details

Listing Office	Lively Realty Ltd.
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