$199,000 - 2614 22 Avenue, Nanton

MLS® #A2249829

$199,000
3 Bedroom, 2.00 Bathroom, 1,566 sqft
Residential on 0.14 Acres

NONE, Nanton, Alberta

This property offers an excellent opportunity to get into the market with a spacious home at an affordable price. Featuring 1,565 sq. ft. of functional living space, thereâ€™s plenty of room to make it your own. The approximately 6,000 sq. ft. lot includes mature landscaping, shed, garden box, and a gravel parking pad. Ideally located in a residential neighborhood close to schools and shopping, this home combines convenience with small-town charm. Perfect for families, investors, or even as a retirement property â€” donâ€™t miss your chance to make it your own!

Built in 1972

Essential Information

MLS® #	A2249829
Price	$199,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,566
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

Community Information

Address	2614 22 Avenue
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L1R0

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	Storage
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Piling(s)

Additional Information

Date Listed	August 19th, 2025
Days on Market	18
Zoning	R-NAR RESIDENTIAL, NARROW

Listing Details

Listing Office	Lively Realty Ltd.

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