

# \$450,000 - 2405 26 Street, Nanton

MLS® #A2211277

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,216 sqft

Residential on 0.18 Acres

NONE, Nanton, Alberta

This home is an absolute gem and it shows. Lovingly cared for by the same owner for over 30 years, every corner tells a story. It's a dream for garden lovers, with peaceful, well-tended outdoor spaces and the most charming little free library out front (yes, the books stay!). It's a haven for anyone who finds joy in quiet moments, good reads, and vibrant greenery.

Inside, you'll find 4 bedrooms, 2.5 bathrooms, and two inviting wood-burning fireplaces—perfect for curling up with your favourite book. Sunlight pours through the windows, creating a warm, welcoming atmosphere and just the right conditions for your favourite indoor plants to thrive. Built-in bookshelves in the basement are ready to showcase your collection. Thoughtfully updated and beautifully maintained throughout the years, the home also features a double detached garage and a location just two blocks from the schools.

Please note: the basement bedroom does not meet current egress standards.

Built in 1977

## Essential Information

MLS® # A2211277

Price \$450,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,216
Acres	0.18
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2405 26 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bookcases, See Remarks, Storage, Vinyl Windows, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Glass Doors, Living Room, Wood Burning, Brass, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Other, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	2
Zoning	R-GEN

### **Listing Details**

Listing Office	RE/MAX First
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