

\$619,000 - 1601 26 Avenue, Nanton

MLS® #A2223628

\$619,000

3 Bedroom, 3.00 Bathroom, 2,059 sqft

Residential on 1.06 Acres

NONE, Nanton, Alberta

Nestled on 1.06 (70' x 660") beautifully treed acres in the charming Town of Nanton, this meticulously maintained one-owner property offers a rare blend of space, comfort, and functionality. The 2,059 sq.ft. home features a versatile 4-level split design with one additional fully developed level, providing abundant room for family living, entertaining, and storage. Inside, the home showcases a warm and inviting atmosphere with a wood stove insert, updated windows, a spacious laundry and back entrance, and a functional floor plan that includes a wet bar and pool table. Step outside to a 26' x 40' detached garage with 220 power, a separate electrical service, and wood stove heat—ideal for mechanics, hobbyists, or extra storage. The garage also features one 8' and one 10' overhead door for added accessibility. Additional outbuildings include a 13' x 30' workshop and a 22' x 30' covered parking area. The private yard is a true retreat, with mature trees, oversized garden area, underground irrigation, and a large deck perfect for enjoying peaceful evenings. Shingles were replaced three years ago, and the entire property reflects pride of ownership—ready to welcome its next owner.

Built in 1980

Essential Information

MLS® # A2223628

Price \$619,000



| | |
|----------------|---------------------------------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,059 |
| Acres | 1.06 |
| Year Built | 1980 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 1601 26 Avenue |
| Subdivision | NONE |
| City | Nanton |
| County | Willow Creek No. 26, M.D. of |
| Province | Alberta |
| Postal Code | T0L 1R0 |

Amenities

| | |
|--------------|---|
| Parking | Off Street, RV Access/Parking, Triple Garage Detached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Vinyl Windows, Wet Bar |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Stove(s), Washer, Water Softener, Window Coverings |
| Heating | Forced Air, Natural Gas, Fireplace Insert |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning, Brick Facing, Family Room, Insert |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden, Private Entrance, Private Yard |
| Lot Description | Back Yard, Front Yard, Lawn, Level, Rectangular Lot, No Neighbours Behind |

| | |
|--------------|-----------------|
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 14 |
| Zoning | RGen |

Listing Details

| | |
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| Listing Office | Lively Realty Ltd. |
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