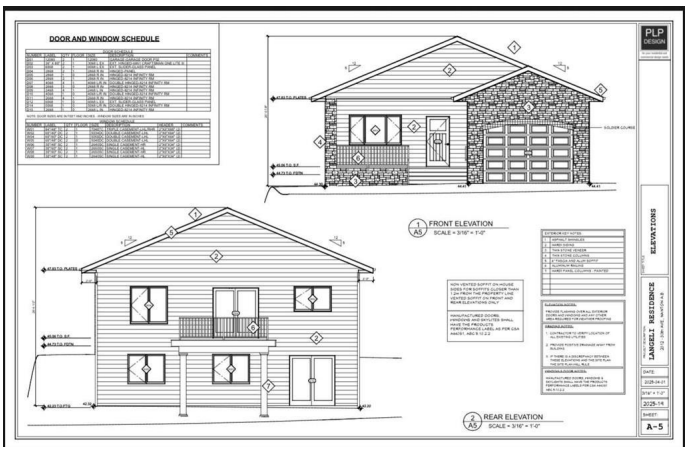
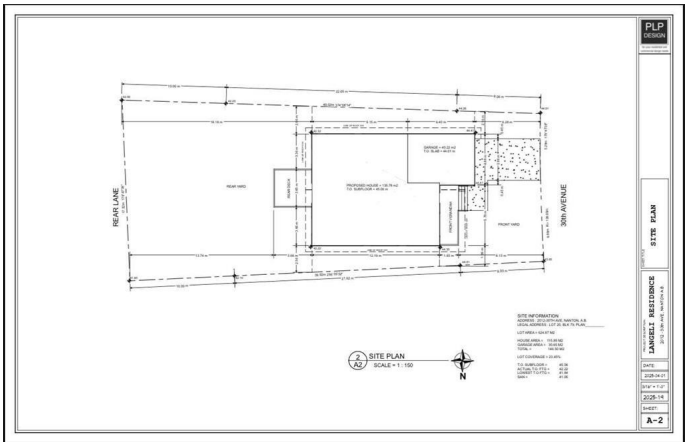
$539,900 - 2012 30 Avenue, Nanton

MLS® #A2229263

$539,900
1 Bedroom, 2.00 Bathroom, 1,247 sqft
Residential on 0.15 Acres

NONE, Nanton, Alberta





Enjoy quality craftsmanship and peaceful living in this custom-built 1-bedroom walk-out bungalow in the heart of Nanton. With 1,247 sq ft on the main floor and an unfinished walk-out basement with bathroom rough-in, this home offers future development potential. Features include a chef-style granite kitchen with stainless steel appliances, 9â€™ ceilings, engineered vinyl plank flooring, and a cozy gas fireplace with floor-to-ceiling stone surround. Relax outdoors on the composite front porch and rear deck with aluminum railings. Built for efficiency and longevity with Hardie siding, ICF foundation, triple-pane windows, and a finished single attached garage. New Home Warranty included. Construction has not started so there is time to review plans and customize to your liking! A rare opportunity for affordable luxury in a quiet, welcoming community!

Built in 2025

Essential Information

MLS® #	A2229263
Price	$539,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,247
Acres	0.15

Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2012 30 Avenue
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, ICFs (Insulated Concrete Forms), Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 9th, 2025
Days on Market	67
Zoning	R-GEN

Listing Details

Listing Office	Real Broker

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