

# \$575,000 - 2203 21 Street, Nanton

MLS® #A2225466

**\$575,000**

5 Bedroom, 3.00 Bathroom, 2,269 sqft

Residential on 0.41 Acres

NONE, Nanton, Alberta

Nestled in the heart of Nanton, this 1919 Eatons home “The Eastbourne” stands as a testament to timeless craftsmanship and enduring family legacy. Lovingly cared for by the same family across four generations, its rich history is etched into every inch of its grand 2269 sq.ft two and half story design. The home exudes charm and character, featuring original hardwood floors, intricate woodwork, built-in bookshelves, and a sweeping staircase that anchors the heart of the home. Set on an expansive 120 x 150 lot “three full town lots” there’s space to dream, grow, or create. A single garage adds convenience, while the Mixed-Use Downtown District zoning opens the door to a variety of possibilities, from a stately private residence to a unique commercial venture. This is more than just a home—it’s a once-in-a-lifetime opportunity to honor the past while building a future filled with new memories. As per the seller’s request, please have your Realtor reach out to request the interior pictures and virtual tour.

Built in 1916

## Essential Information

MLS® #	A2225466
Price	\$575,000
Bedrooms	5
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	2,269
Acres	0.41
Year Built	1916
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### Community Information

Address	2203 21 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L1R0

### Amenities

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Built-in Features, Crown Molding, Storage
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, Back Lane, Landscaped, Street Lighting
Roof	Metal
Construction	Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 31st, 2025
Days on Market	86
Zoning	M-DWT

## **Listing Details**

Listing Office	Lively Realty Ltd.
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