



**GRASSROOTS**  
REALTY GROUP

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**302 King Street  
Nobleford, Alberta**

**MLS # A2230649**



**\$950,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,630 sq.ft.	<b>Age:</b>	1917 (109 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	1.30 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees, Private		

**Heating:** Boiler, Natural Gas

**Floors:** Carpet, Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Partial

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Bookcases, Chandelier, Crown Molding, High Ceilings

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Residential R-1

**Utilities:** -

**Inclusions:** Grand Piano in Living Room / Other Furniture can be negotiated.

The Noble House is a magnificent property located in the heart of Nobleford. This estate was built in 1917 by the Noble family and the community developed around. This Craftsman style home is surrounded by mature trees and over an acre of privacy. From the grand driveway into the yard to the covered entrance to the home, there were no expenses spared when this property was built. The historical value of the property is priceless. Inside, the rooms are very generous with ample places to relax or entertain guests. The grand dining room and sitting rooms throughout have shared over a century of stories and still welcomes you for more! The detail in all of the woodwork through the home needs to be seen to appreciate. From the built in china cabinet to the multiple book shelves and picture rails, it is a must see. This property has been designated a Municipal Historic Resource and as such is eligible for annual government grants to maintain it's condition. This iconic estate is important to the town of Nobleford and the surrounding community. Truly a magnificent home. Connect with your REALTOR<sup>®</sup> for a viewing.