



**232 RUBIE Crescent  
Nobleford, Alberta**

**MLS # A2310619**



**\$275,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	930 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Carport, Concrete Driveway, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RESIDENTIAL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity
<b>Features:</b>	Open Floorplan		

**Inclusions:** fridge, stove washer and dryer, 2 sheds (as is, where is)

**AFFORDABLE HOUSING, IDEAL STARTER!!!** Welcome to this spacious 4-bed, 2-bath half duplex in rapidly developing Nobleford. Enjoy peace of mind with a newer roof , and furnace, plus a large carport for year-round coverage. Excellent open floor plan and huge masin floor bedrooms. The massive yard is the star&mdash;perfect for pets, kids, or that future garage. A comfortable home with room to grow!!!