



408 11B Street
Nobleford, Alberta

MLS # A2325053



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,932 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home		

Inclusions: None

Welcome to this stunning, fully developed two-story home that perfectly balances massive square footage with brilliant, functional design! Boasting over 2,300 square feet of total developed living space, this 5-bedroom, 3.5-bathroom residence offers small-town charm without compromising on space. Step inside to discover a bright, open floor plan that features three separate living spaces—giving everyone in the family their own place to relax, work, or play. The main floor features a spacious living room and a chef-approved kitchen packed with plenty of storage for all your gadgets and pantry staples. Upstairs is a masterclass in layout design. It hosts 3 bedrooms, including a dream primary retreat, and a bonus room for the kids to play! The primary bedroom features a luxurious 5-piece ensuite and a spacious walk-in closet that conveniently flows directly into the upper-level laundry room—a total game-changer! The fully finished basement adds incredible value with a third living room, a modern 3-piece bathroom with a sleek walk-in shower, and the final 2 oversized bedrooms (perfect for teens, guests, or a home office). Step outside into your landscaped, south-facing backyard. Bathed in Alberta sunshine, deck is ready-made for summer BBQs, lounging, and outdoor entertaining. Complete with a double attached garage. Don’t wait on this one; call your agent and schedule your private viewing today!