



GRASSROOTS
REALTY GROUP

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414 CENTENNIAL
Nobleford, Alberta

MLS # A2331041



\$409,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,095 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	None, On Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to your new home in Nobleford—an ideal place to start or grow your family! This beautifully maintained 1,095 sq. ft. home offers 4 bedrooms and 3 bathrooms, combining comfort, functionality, and timeless style in a welcoming space you'll love coming home to. Step inside to a bright, open-concept main floor where abundant natural light highlights the warm hardwood flooring throughout the living area. The spacious kitchen is the heart of the home, featuring rich maple cabinetry with ample storage, generous workspace, and plenty of room for preparing meals or entertaining family and friends. The fully developed lower level expands your living space with a large family room that's perfect for movie nights, children's play space, or relaxing after a busy day. Two additional bedrooms provide flexibility for a growing family, guests, or a home office. You'll also find a newer 4-piece bathroom, for convenience. The basement is insulated with a styro-foam block product that is very efficient keeping the lower level warmer in the winter and cooler in the summer. Outside, enjoy a large, fully fenced backyard that provides both privacy and security—ideal for kids, pets, gardening, or summer barbecues. Located in the welcoming community of Nobleford, you'll appreciate the peaceful small-town lifestyle, friendly neighbors, excellent amenities, and the added benefit of low property taxes. This is a fantastic opportunity to own a move-in-ready family home with room to grow. Don't miss your chance—contact your REALTOR® today to book your private showing!