



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

622 Centennial Avenue
Nobleford, Alberta

MLS # A2339035



\$584,999

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,152 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RESI
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, all blinds and window coverings, overhead garage door opener and remote, awning on back deck, pool with accessories (winter safety cover, water slide, diving board, child safety alarm, cleaning robot).

Welcome to 622 Centennial Ave in Nobleford! If you're looking for a quiet town with plenty of space for the whole family, look no further. This bi-level home has 1,152 square feet of living across the main level. Upstairs, you have a great kitchen and dining area that will be perfect for nightly meals. The real highlight is the living room with big and bright windows and tons of room for a TV and furniture. There are two bedrooms on this level, including the primary bedroom that is equipped with a walk-in closet and a 3pc ensuite bathroom. Downstairs, you have three more bedrooms and a sizeable rec room. You have a laundry room and a 3pc bathroom down here as well. The backyard is a real highlight of this home with a great deck that has an awning. The pool will be perfect for the warmer months and all of the necessary accessories are already in place. This home also has a double attached garage and a parking pad out front for all of your parking needs. This home truly has everything and will be a hit with the whole family. Contact your favourite REALTOR® today to book your private showing!