



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

426 10B Street
Nobleford, Alberta

MLS # A2343506



\$389,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	952 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Other		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding

Foundation: Poured Concrete

Features: Central Vacuum, Closet Organizers, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Residential

Utilities: -

Inclusions: BBQ

Great home at a great price! 426 10B street in Nobleford is looking for some new owners! This 952 sq ft 2 + 2 bedroom, 2 bathroom raised bungalow style home is very enticing. Built in 2012, and very well maintained, the list of features is extensive: Starting outside, it offers up an exposed aggregate driveway, hardboard siding, covered front porch, underground sprinklers, low maintenance yard, mini greenhouse, fenced in dog run, and an expansive easterly view that makes you forget you are in Town! Inside on the main floor you have a massive open country kitchen, with granite counter tops, large island, stainless steel appliances, including a gas range and gas fireplace, vaulted ceilings, skylight and two large bedrooms. Downstairs there are 2 massive bedrooms with walk-in closets, family room, laundry room, and storage for days, including covered storage under the front deck!! A/C unit was installed in 2021, and owners are even leaving the natural gas BBQ. Get packing, as quick possession is available.