



GRASSROOTS
REALTY GROUP

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**513 Centennial Avenue
Nobleford, Alberta**

MLS # A2344252



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,169 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.17 Acre		
Lot Feat:	Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Garage Door Opener and Remote, Shed, Shelving in Garage. Trampoline (optional)

Welcome home to this fully developed 1,169 sq. ft. home on a quiet street in Nobleford. With 4 bedrooms, 3 bathrooms and a functional layout, there's plenty of room for the whole family. The spacious entry opens to a bright, vaulted open-concept living, dining and kitchen area. The primary bedroom features a 3-piece ensuite and walk-in closet, with three additional bedrooms offering plenty of flexibility for family, guests or a home office. Downstairs, the large family room provides even more space for movie nights, kids' play space, games or gatherings. Outside, enjoy a fully landscaped, fenced yard with a deck just off the dining area and underground sprinklers. Located close to schools and parks, this is a great opportunity to enjoy a spacious home and the relaxed pace of small-town living in Nobleford.