



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**315 Centennial Avenue  
Nobleford, Alberta**

**MLS # A2350099**



**\$555,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | Bungalow                                                                  |               |                   |
| <b>Size:</b>     | 1,250 sq.ft.                                                              | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 5                                                                         | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, RV Access/Parking                                 |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Private, Underground Sp |               |                   |

|                    |                                                                                                                                                                                                                                                                                                                    |                   |    |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Central, In Floor, Fireplace Insert, Fireplace(s), Forced Air, Humidity Control, Natural Gas                                                                                                                                                                                                                       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Tile                                                                                                                                                                                                                                                                               | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                                                                                                    | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                                                                                                               | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Concrete, Stone, Vinyl Siding, Wood Frame                                                                                                                                                                                                                                                                   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Block, ICF Block, Poured Concrete                                                                                                                                                                                                                                                                                  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data |                   |    |
| <b>Inclusions:</b> | none                                                                                                                                                                                                                                                                                                               |                   |    |

For more information, please click the "More Information" button. This beautiful and meticulously maintained 5-bedroom, 3-bathroom bungalow home offering generous living space with exceptional storage throughout. With 1,250 sq. ft. of main level living space and a basement of adding another 1,100 sq. ft. on a 7,938 sq. ft. lot, this home combines comfort, functionality, and small-town charm. The house has a west and south facing veranda. The main floor features beautiful hardwood flooring, a spacious maple wood kitchen with black-speckled granite countertops that matches both bathrooms on the main level, a dual oven and new Bosch dishwasher, attractive high-end lighting, a cozy gas fireplace and central vacuum. The five spacious bedrooms and three bathrooms provide convenience, including two bathrooms with built-in storage closets, and the home also features bathroom and laundry-room ventilation. The laundry-room also has a spacious built-in closet. The fully finished basement adds valuable living space with high end carpet flooring, underfloor heating, a spacious wet bar ideal for entertaining, abundant shelving, and convenient under-stair storage. The double garage (23'x23') with two separate single doors (8.5' high), also equipped with underfloor heating, and tons of shelving. The insulated shed with electricity provides a versatile space for storage, hobbies, gardening, or a workshop. Enjoy the established outdoor space featuring apple trees, strawberries, grapes, beautiful flowers, along with a charming gazebo with curtains designed to provide protection from snow and wind and create a comfortable space for outdoor enjoyment through all seasons. Additional features include an on-demand hot water system, an LG washer and dryer combo less than one year old. Located in a welcoming and quaint

community, the home is conveniently within walking distance of the local school and spray park and close to the grocery store, post office, three restaurants, and pharmacy. With its spacious layout, finished basement, underfloor heated basement and garage, extensive storage, versatile outbuildings, established garden, and convenient location, this home is truly a rare find.