



GRASSROOTS
REALTY GROUP

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602 5 Avenue
Nobleford, Alberta

MLS # A2350942



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,608 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Kitchen Island, Pantry, See Remarks, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R
Utilities:	-

Inclusions: N/A

Welcome to 602 5 Avenue, a beautiful Nobleford bi-level home built with comfort and convenience in mind featuring five bedrooms and three bathrooms on a sunny corner lot! The front foyer features tons of storage, perfect for those busy weekday mornings. Upstairs, the living room is bright and welcoming with an adjoining dining area making the perfect spot to host friends and family for the holidays. The kitchen features plenty of cupboard storage and a central island with overhead pendant lighting. Down the hall, the primary bedroom includes a walk-in closet and a three-piece ensuite bath. Nearby, a second main-floor bedroom with a full four-piece bath across the hallway would be ideal for setting up a nursery, home office, or play room. The main-floor laundry room includes access to the attached double garage which will be a big hit with the mechanic or hobbyist in your family. Downstairs, three bedrooms and another full bathroom surround a large rec room, providing enough room for the whole family to relax in style. And for the warmer months, the large rear deck overlooking the low-maintenance back yard is the perfect spot to sit back and enjoy a morning coffee. If a modern, stylish family home in a quiet community sounds like the place for you, call your favorite REALTOR® and book a showing!