



GRASSROOTS
REALTY GROUP

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422 11 Street
Nobleford, Alberta

MLS # A2351412



\$465,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,277 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	N/A
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Located in a newer area of Nobleford, this 2018-built home offers plenty of space with five bedrooms and three full bathrooms. The main floor features three bedrooms, including a primary bedroom with its own three-piece ensuite, along with an additional full bathroom. Downstairs, you'll find two more bedrooms, another full bathroom, and a good-sized recreation room with plenty of room for relaxing, entertaining, or giving the kids their own space. With a newer build, a practical layout, and room for a growing family, this home is a solid option for anyone looking to settle into the community of Nobleford.