



GRASSROOTS
REALTY GROUP

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88 Noble Avenue
Red Deer, Alberta

MLS # A2352958

\$425,000

Division:	Normandeau		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,239 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Detached, Garage Faces Rear, Heated G		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: 1 garage opener , 2 book shelves, central vac and power head

Welcome to 88 Noble. This Bi-Level home has 3 bedrooms on the main floor, a 4 piece bathroom complete with jet tub. The Master Bedroom is quite spacious with its own 3 piece ensuite bathroom with shower. The kitchen and dining area has wood cabinets with ample storage, dark counter tops, stainless steel appliances and hardwood floors. The Living room has a stone faced wood burning fireplace with mantle. In the basement the owner currently operates a small business out of the studio/ rec room area with a business license attained from the city. There are another 2 bedrooms and a 3 piece bathroom. Also a separate laundry room area with sink which would be handy for a large family. Outside there is a nice deck with built in seating, metal railing, sheds for storage, raised garden beds and additional parking for a small trailer or camper. There are 2 metal gate and the yard is fully fenced with one side brand new fencing. The detached Oversized 26FT x 30FT garage is heated and has high ceilings. Great for any family storage needs or someone who is mechanically inclined and needs the extra space to work on that project car. This Home is quite comfortable in the summer and winter with AC system and newer Windows that were replaced in 2015, furnace was replaced in 2015 and still has some warranty remaining. Utility costs would be reasonable for this age of home. The shingles on the home were replaced in 2017 and garage in 2021. Normandeau secondary school is just a short walk down the street where there is a playground and basketball courts.