



GRASSROOTS
REALTY GROUP

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**314 Centennial Avenue
Nobleford, Alberta**

MLS # A2215903



\$385,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 963 sq.ft. | Age: | 2010 (15 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | In Floor, Fireplace(s), Natural Gas | Water: | - |
| Floors: | Carpet, Concrete, Hardwood, Other | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Composite Siding, Concrete | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, High Ceilings, Laminate Counters, Natural Woodwork, Open Floorplan, Sump Pump(s), Vinyl Windows | | |

Inclusions: hood fan, garden shed/greenhouse

For more information, please click Brochure button. Welcome to this beautifully crafted Enerpro home, perfectly blending style, comfort, and functionality. Set on a generous 5,400 sq ft lot, this 963 sq ft residence offers thoughtful design and cozy living with plenty of outdoor space to enjoy. May possession available! Built in 2010, the home features 4 bedrooms and 2 full bathrooms, making it an ideal choice for families or those needing extra space. Inside, you'll find elegant hardwood and polished concrete floors that provide year-round comfort. Enjoy the spacious feel of 9 ft ceilings, stay warm with hot water heat throughout, and unwind by the inviting gas fireplace during the cooler months. The home also includes a full basement and is wrapped in durable Hardie board siding, offering lasting curb appeal. Step outside to enjoy the expansive backyard, complete with a 12x12 deck featuring a natural gas hookup for your BBQ - perfect for summer grilling and entertaining. The large garden includes a variety of fruit-bearing trees and shrubs, including apple, pear, haskap, and black currant. Plus, there's a greenhouse and garden shed for all your gardening needs. Additional bonus: The property has back alley access, providing potential for future development. Includes updated appliances. This is a rare opportunity to own a quality-built home with modern amenities, high ceilings, a spacious outdoor living area, and the perfect setup for gardening enthusiasts.