



GRASSROOTS
REALTY GROUP

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426 12 Street
Nobleford, Alberta

MLS # A2219682



\$450,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,089 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, garage heater, garage shelving, large built in freezer, work benches, underground sprinklers, garage door opener with controls, shed, shelf in front entry, Laundry room Shelf, family room shelf, window coverings.

Nestled at the end of a quiet road, this beautifully maintained 4-bedroom, 3-bathroom home in Nobleford offers the perfect blend of comfort, privacy, and small-town charm. With no neighbors to the east—just open farmers’ fields—you’ll enjoy stunning sunrises and peaceful views from your east-facing side deck. Inside, the home is thoughtfully laid out and well cared for, featuring a spacious living area, a functional kitchen, and comfortable bedrooms for the whole family. The attached super single garage offers ample storage and room for hobbies or tools, making it a practical addition to your day-to-day life. Step outside to a well-manicured yard equipped with a full underground sprinkler system and a productive garden area—perfect for those with a green thumb. Located just a short walk from the park and playground, this home is ideal for families or anyone looking for a quiet and friendly community to call home. Don’t miss your chance to own a move-in-ready property in one of Southern Alberta’s most welcoming towns.