



GRASSROOTS
REALTY GROUP

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**713 Centennial Avenue
Nobleford, Alberta**

MLS # A2227126



\$574,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,052 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, Street Li		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential-R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Wired for Sound		
Inclusions:	N/A		

****AVAILABLE NOW IN NOBLEFORD: GORGEOUS RAISED BUNGALOW!**** Discover your dream home nestled on a beautifully landscaped and well-maintained lot along the highly sought-after Centennial Avenue. Nobleford is a charming town known for its low taxes and strong community ties, featuring a K-12 school, churches, playgrounds, a spray park, restaurants, a convenience store, and more. It's an ideal family community. This stunning bungalow boasts one spacious bedroom on the main floor and three generously-sized bedrooms in the basement, along with two and a half bathrooms. Upon entering the main floor, you will be greeted by the impressive high vaulted ceilings of the living room, which features a cozy gas fireplace. Ascend the staircase to find a loft area perfect for additional gatherings or relaxation. Moving toward the back of the house, the kitchen showcases farmhouse-style cabinets, granite countertops, and new stainless steel appliances, including a convection oven with a gas stovetop. The dining room provides access to a lovely back deck, perfect for outdoor enjoyment. The main floor also includes a master bedroom with an ensuite bathroom and his-and-hers closets. Conveniently, the heated garage can be accessed through the main level laundry room. Downstairs, you will find a spacious family/recreation room featuring a second gas fireplace, three large bedrooms, and a well-appointed bathroom with double sinks, ensuring there's no need to fight over the sink in the morning. The home is wired for sound with speakers throughout. Step outside to your backyard paradise, meticulously maintained for year-round enjoyment. The yard features underground sprinklers in both the front and back for easy watering, along with a brand-new garden shed. The home is adorned with year-round Christmas lights from

Gemstone Lighting for added charm. Additional highlights of this property include air conditioning, a nearly new central vacuum system, and a hot water tank that is just two years old, complete with a circulation pump. Don't miss out on this exceptional home! Contact your agent today to schedule a showing.