



GRASSROOTS
REALTY GROUP

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302 King Street
Nobleford, Alberta

MLS # A2230649



\$950,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,630 sq.ft.	Age:	1917 (108 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	1.30 Acres		
Lot Feat:	Landscaped, Many Trees, Private		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Chandelier, Crown Molding, High Ceilings		

Inclusions: Grand Piano in Living Room / Other Furniture can be negotiated.

The Noble House is a magnificent property located in the heart of Nobleford. This estate was built in 1917 by the Noble family and the community developed around. This Craftsman style home is surrounded by mature trees and over an acre of privacy. From the grand driveway into the yard to the covered entrance to the home, there were no expenses spared when this property was built. The historical value of the property is priceless. Inside, the rooms are very generous with ample places to relax or entertain guests. The grand dining room and sitting rooms throughout have shared over a century of stories and still welcomes you for more! The detail in all of the woodwork through the home needs to be seen to appreciate. From the built in china cabinet to the multiple book shelves and picture rails, it is a must see. This property has been designated a Municipal Historic Resource and as such is eligible for annual government grants to maintain it's condition. This iconic estate is important to the town of Nobleford and the surrounding community. Truly a magnificent home. Connect with your REALTOR® for a viewing.