



**GRASSROOTS**  
REALTY GROUP

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**413 10B Street**  
**Nobleford, Alberta**

**MLS # A2235572**



**\$479,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,943 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	Shed		

For more information, please click on Brochure button. Beautiful 5-Bedroom Home in Quiet Nobleford Welcome to this dream home in the charming and quiet town of Nobleford! This stunning, newly built house features 5 spacious bedrooms, including a very spacious master suite with a big walk-in closet, and 4 modern bathrooms, providing plenty of space for your family. The property includes an attached garage for your convenience and a closed patio, perfect for enjoying peaceful evenings outdoors. Inside, you'll find a summer kitchen downstairs, ideal for entertaining guests or hosting family gatherings. The house also comes with a shed for extra storage, keeping your living spaces clutter-free. Location is everything, and this home has it all! It's just a short walk from a fantastic spray park and a K-12 school, making it perfect for families with children. Nearby restaurants offer a variety of dining options, adding to the convenience of this location. Don't miss the opportunity on this beautiful home!