



**GRASSROOTS**  
REALTY GROUP

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**415 Rubie Street  
Nobleford, Alberta**

**MLS # A2242325**



**\$439,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,276 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Level, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home		

**Inclusions:** Fridge, stove, hood fan, microwave, washer, dryer, window coverings, garage door opener and remote (s), wood burning stove ( not connected ), central vac and attachments, work bench in shop

Located just 20 minutes from the city of Lethbridge, this charming home offers the perfect blend of rural peace and urban convenience. Nestled in a quiet town with easy access to schools, shopping, a picturesque lake, and golfing just moments away, this property is ideal for those seeking a relaxed lifestyle without sacrificing amenities. Enjoy low property taxes and an expansive layout that includes a spacious kitchen, a generously sized living room, and comfortable bedrooms throughout. The large, separate front entry welcomes guests with warmth, while the fully developed basement provides ample space for entertaining, hobbies, or a growing family. Outside, the huge yard offers endless possibilities from gardening to playtime with plenty of storage to keep everything neat and tidy. Recent updates bring modern comfort with A/C, new shingles, hot water tank, stylish vinyl plank and carpet flooring, lighting fixtures, fresh paint, and much more. The attached heated garage completes the package, making this home a standout opportunity for anyone looking to settle down in a vibrant and well-connected community.