



GRASSROOTS
REALTY GROUP

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**407 Barons Street
Nobleford, Alberta**

MLS # A2243016



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,013 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, microwave, OTR hood fan

Looking for the perfect family home in a quiet town? Welcome to 407 Barons Street in Nobleford! This bi-level boasts 1,013 square feet and a huge backyard. As soon as you enter the home, you'll notice high ceilings. The main level has a bright living room that opens into the dining and kitchen areas. There's plenty of room here for family dinners and your nightly cooking. The main level also has the primary bedroom, a 4pc bathroom, and an additional bedroom. The basement has a big rec room that can be turned into whatever you need it to be. There's a laundry room down here, two more bedrooms, and another 4pc bathroom. Out in the back yard, you have a spacious deck and lots of green space. There is plenty of space on the side of the yard for RV parking or to build a garage in the back. Two houses down from the playground/ spray park, this home has everything you and your family needs. Contact your favourite REALTOR® today!