



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**406 11 Street
Nobleford, Alberta**

MLS # A2253017



\$465,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,254 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Off		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Underground Sprinklers		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Pantry, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R

Utilities: -

Inclusions: N/A

Thinking about moving to Nobleford? This beautiful 4-bedroom, 3-bathroom bungalow offers over 2,390 sq. ft. of finished living space, perfect for family living. The open-concept design showcases vaulted ceilings, plant shelves, and a custom kitchen with stainless steel appliances and an oversized walk-in pantry, while the private master suite includes a 4-piece ENSUITE. Main floor laundry adds convenience, and the fully developed basement provides two additional bedrooms, a full bathroom, and a spacious rec room. Outside, you'll appreciate the acid-stained driveway, Hardie exterior with gable accents, and a fully fenced, landscaped yard with underground sprinklers. The attached double garage is HEATED and includes extra storage. Located in the welcoming town of Nobleford, with a K‐12 school, spray park, playgrounds, walking paths, and some of the lowest property taxes in Alberta, this home is a wonderful opportunity to settle in a growing community.