



GRASSROOTS
REALTY GROUP

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

**801 Centennial Avenue
Nobleford, Alberta**

MLS # A2261049



\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,208 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Res
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance		

Inclusions: 2 Fridges, 2 Stoves, 2 Dishwashers, Microwave, Washer, Dryer, 2 Hood fans, Window Coverings, Garage Door & Control

Welcome to your new home in the peaceful community of Nobleford, Alberta. Tucked away on a quiet street with no neighbors behind you, this spacious home is perfect for those looking for comfort, privacy, and room to grow. Upstairs, the bright open-concept floor plan creates an inviting space where family and friends can gather. With two bedrooms and an office—or three bedrooms if you prefer—you'll have the flexibility to design the space around your lifestyle. Downstairs, the illegal basement suite adds even more possibilities, featuring two additional bedrooms and its own cozy living area. Thanks to insulation between floors, everyone can enjoy their own space without noise carrying through. Step outside to a fully fenced yard, perfect for kids, pets, or relaxing evenings in your own private retreat. The large garage gives you all the storage and parking space you could need. In a welcoming small-town community, this home blends space, comfort, and quiet surroundings—ready for you to make it your own.