



**GRASSROOTS**  
REALTY GROUP

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**414 10A Street  
Nobleford, Alberta**

**MLS # A2261590**



**\$410,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,034 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** None

This 1,032 sq. ft. bi-level in Nobleford is bright, open, and move-in ready. The main floor features vaulted ceilings, a welcoming kitchen with corner pantry, island, and stainless appliances, plus 2 bedrooms and a full bath. Downstairs you'll find big windows, 2 more bedrooms, another full bath, and a spacious family/games area. Outside offers a fenced yard, 20'x22' finished and heated double garage, and extra parking. Just steps to the water park and close to schools and amenities — the perfect spot for a growing family!