



GRASSROOTS
REALTY GROUP

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**414 10A Street
Nobleford, Alberta**

MLS # A2261590



\$400,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,034 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	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!