



**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!