



GRASSROOTS
REALTY GROUP

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207 Milnes Street Nobleford Street
Nobleford, Alberta

MLS # A2262670



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,936 sq.ft.	Age:	1955 (70 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Off Street		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage		

Inclusions: NA

This Nobleford home was beautifully renovated just a few years ago, creating a modern, comfortable, and spacious retreat for families of any size. Featuring 6 bedrooms, 2.5 bathrooms, a double heated attached garage, and detached 23'x28' shop. This property offers incredible versatility and convenience—all set on a massive .25-acre double lot in a quiet neighborhood in Nobleford. Step inside to discover an inviting open-concept main floor with recessed lighting, large windows, and a bright living and dining area perfect for hosting or relaxing. The upgraded kitchen boasts new appliances, cabinetry with tons of cupboard space, and a central island that makes meal prep a breeze. This home also features a spacious mudroom tucked neatly off the garage, offering excellent storage and functionality, right next to a private home office—ideal for today's busy lifestyles. Recent upgrades include a newer furnace, roof, water tank, carpet, trims, kitchen, and more, providing both style and peace of mind. Upstairs, three bedrooms surround a central landing with storage and a full bath, while the primary suite offers a walk-in closet and private ensuite. The fully finished lower level includes two additional bedrooms, a full bath, and a large storage area. Outside, the detached shop will be a delight for anyone needing extra storage or maybe a collector needing additional storage or workspace. The property's massive backyard is complete with a huge deck for entertaining, garden space, firepit, play area, and drip irrigation for trees and shrubs. With plenty of parking, a school nearby, and ample space both inside and out, this Nobleford gem combines small-town charm with modern upgrades and family-friendly living.

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