



**GRASSROOTS**  
REALTY GROUP

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

**314 5 Avenue**  
**Nobleford, Alberta**

**MLS # A2275535**



**\$645,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,972 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Faces Front, Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Other, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RF-O
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Central Air Conditioner		

This Nobleford bi-level home was built with comfort in mind, offering a perfect layout for for busy families with enough space to work, play, entertain, and relax! Past the triple attached garage and front porch you'll enter into a bright front foyer with high ceilings. On the main level, a large living room is located beside a comfortable dining room and a spacious kitchen with tons of cupboard space and a huge central island with a sink and breakfast bar. Past the walk-in pantry and down the hall, you'll find two bedrooms and a four-piece bathroom. The entire upper level is a luxurious primary bedroom suite with a walk-in closet and ensuite bath which features a double vanity and a walk-in rain shower with built-in ledge shelving. Downstairs, you can set up the play room or entertainment centre of your dreams, with a large rec room leading down a hall to two more bedrooms, another four-piece bath, a storage area, and a laundry room. On the covered rear deck complete with seating space and recessed lighting, you can look out over the landscaped back yard, keeping an eye on the kids as they play while entertaining friends and family in style. If a stunning home in a quiet neighborhood sounds like the place for you, give your REALTOR® a call and book a showing today!