



GRASSROOTS
REALTY GROUP

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421 11 Street
Nobleford, Alberta

MLS # A2279904



\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,353 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Kitchen Island, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, OTR microwave, washer, dryer, central a/c, central vac & attachments, all window coverings, metal shed, play set, tv mount(no tv)

Fantastic modified bi-level family home in Nobleford with 4 bedrooms, 3 bathrooms, and 3 big living areas!...Welcoming entry open to above! Main floor has vaulted ceilings. Living room has gas fireplace with beautiful stone surround. Kitchen features stainless steel appliances, kitchen island, pantry, and raised breakfast bar in dining area. Dining room features garden doors to composite deck out back. Main floor also has 2 bedrooms including primary with 3 piece ensuite featuring a walk-in shower. There is also another full 4 piece bathroom on this level with tub/shower combo. Upper level houses a large bonus room that is perfect for a toy room, office, gym, or sitting room. Basement is fully developed with large family room(a portion of which is currently being used as a hair salon), 2 more bedrooms, another bathroom with stand-up shower, and furnace room with laundry. Yard is fenced and landscaped and even has a play set! Double HEATED attached garage for your vehicles! Current owners mention they have painted in 2024, bought a new microwave and dishwasher in 2024, a new washer in 2025, and the roof shingles are only 3 years old! They love the park, playground, spray park, skate park, ice rink, curling rink that Nobleford has to offer! There is even a chinese restaurant and a pizza place! If you enjoy small town living with some of the lowest property taxes in the province, this home just might be for you!