



**311 Barons Street
Nobleford, Alberta**

MLS # A2292170



\$385,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,193 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	2
Garage:	Garage Faces Rear, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Storage		

Inclusions: N/A

Excellent Nobleford property right beside a spray park and playground, perfect for growing families or growing rental portfolios! This home features five bedrooms, two bathrooms, a single detached garage, and an ideal location within walking distance to schools and green spaces. On the main level, a combined living and dining room create a comfortable space to relax solo or host friends. The kitchen is full of beautiful cabinet storage. Down the hall, two bedrooms surround a four-piece bathroom, perfect for setting up a nursery, guest suite, or home office. Downstairs, three bedrooms and a three-piece bath provide plenty of space to spread out with a rec room at the rear of the home waiting for you to set up a playroom, home theatre, or whatever else you can imagine. If a five-bedroom home in a great location right next to a spray park and playground sounds like the spot for you, give your REALTOR® a call and book a showing today!