



333 10B Street
Nobleford, Alberta

MLS # A2293759



\$645,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,474 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-I
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Fridge/Freezer, Gas Cook top, Built-in Oven, Built-in Microwave, Dishwasher, Humidifier, Air Conditioner, Central Vac/Attachments, All window coverings including curtains, rods, and blinds, 2 x Garage Door Openers, 3 x Wall Mount Brackets, Shed, 2 x Bar Fridges, Washer and Dryer, 5 Bar stools

Immaculate, Fully Finished Two-Storey with Exceptional Upgrades! This stunning 2,463 sq. ft. home shows like new and has been meticulously maintained throughout. From the moment you enter the spacious foyer—complete with a large walk-in closet and discreetly located half bath—you’ll appreciate the thoughtful design and quality finishes. The kitchen is truly the heart of the home, featuring soaring vaulted ceilings and expansive windows that flood the space with natural light. Wrapped in granite countertops, it offers ample prep and entertaining space, along with a downdraft gas cooktop, built-in fridge/freezer, wall oven and microwave, and generous pantry storage. The living room is warm and inviting, highlighted by a floor-to-ceiling tiled gas fireplace with a modern mantle. Large windows lead to the covered deck, finished with duradek and a gas line for your BBQ. The backyard is beautifully set up with an interlocking brick patio, spacious yard, and a tucked-away shed—perfect for outdoor enjoyment. Upstairs, you’ll find a well-designed layout including a bonus room, dedicated office/workspace, and convenient linen storage. Two spacious front bedrooms are complemented by an impressive primary suite that spans the entire rear of the home. This retreat features a large walk-in closet that connects directly to the laundry room, and a luxurious ensuite complete with double vanity, soaker tub, oversized dual-head shower, and private water closet with bidet. The fully developed basement offers additional living space with a large family room, full bathroom, guest bedroom, and a stylish granite wet bar with two beverage fridges—ideal for entertaining. Located in the welcoming community of Nobleford, just 20 minutes from Lethbridge, you’ll enjoy small-town living with convenient access to amenities, K‐12

schooling, parks, and nearby recreation including Keho Lake and local golf. A rare opportunity to own a turnkey, high-quality home in a fantastic location. Contact your favourite REALTOR® today to book your private showing!