



**910 Centennial Avenue  
Nobleford, Alberta**

**MLS # A2302180**



**\$699,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,755 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Attached, Double Garage D		
<b>Lot Size:</b>	0.57 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Tree		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Pantry		

**Inclusions:** Reverse osmosis water system, Water softener, Garburator, Window coverings, Attached workbench in detached garage (east wall), Garden shed, Fire pit, Arbor, Play structure, Sand box, Raised garden beds, central vac and attachments

This stunning Nobleford bungalow is situated on a sprawling lot of more than half an acre. The main floor is over 1700 square feet, featuring a bright living room, a heated sunroom, an office, and two comfortable bedrooms, including a spacious master suite. The house has an attached 24 x 32 garage that is insulated and heated. Outside, the property has a detached double garage, and a dedicated parking lot in the back, and is equipped with two 30-amp RV hookups. The outdoor living space is fully fenced and meticulously maintained with underground sprinklers. The yard features raised garden beds and an impressive variety of mature fruit trees, including apples, pears, plums, and sour cherries, alongside saskatoon, raspberry, and haskap bushes. You can take in the scenery from the charming front porch or retreat to the backyard to enjoy the brand-new deck installed in 2025. Perfectly positioned for family life, this home is located just steps away from the local spray park and within easy walking distance of the K-12 school. Between the vast yard, the incredible shop space, and the move-in-ready interior, there is truly something for everyone here. We invite you to explore the excellent floor plan and beautiful grounds further by viewing the virtual tour. Call your favourite REALTOR&reg; today to book a viewing.