



**322 11 B Street**  
**Nobleford, Alberta**

**MLS # A2115341**



**\$389,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,309 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters		

**Inclusions:** window coverings

Welcome to Nobleford, where the children play in the streets...just like the good ole days!! This lovely Ashcroft built 5 bedroom, 3 bathroom home is equipped with many upgrades such as an amazing chef's kitchen with a large island, quartz countertops, stainless steel appliance package including a 5 foot fridge/freezer combo, 5 burner gas range, built-in wall oven & built-in microwave. The open concept kitchen, dining room, living room is great for entertaining! The large primary suite with walk-in closet & ensuite with walk-in shower is also located on the main level. An additional bedroom, a 4 piece bath, and the laundry room complete the main level. Downstairs you'll find an additional 3 bedrooms, a 4 piece bath, and a bright & cozy family room. The large utility room also doubles as a great storage space. This home has a brand NEW SHINGLES on the roof and an attached two car garage with a heater to take the chill off of things and/or use as a workshop. No need to worry about too much yardwork here, the yard is small and low maintenance! Note: Seller discloses the primary bedroom fan does not work.