



GRASSROOTS
REALTY GROUP

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**303 Kenex Drive
Nobleford, Alberta**

MLS # A2134599



\$355,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,414 sq.ft.	Age:	1995 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Wood
Features:	Kitchen Island, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RES
Utilities:	-

Inclusions: Fridge, stove, dishwasher, range hood, washer, dryer, garage door opener + remote, window coverings, central air conditioner, gas fireplace in basement

A fully finished corner lot Bungalow in Nobleford! Double detached garage, plentiful additional parking, low maintenance landscaping and a lot to love about this family friendly community! This home features 4 bedrooms, 2.5 bathrooms, an open concept living area, wood stove, storage space and even a patio with fire pit. Take the short drive from Lethbridge to enjoy all that Nobleford has to offer - Nobleford is home to a curling rink, three baseball diamonds, two soccer fields, a climbing wall, a tennis court, a skating rink, a skate park and a picnic shelter and barbecue. Not to mention a few locally owned restaurants and only a 15 minute drive to Kehoe Lake, a popular spot for camping, golfing, fishing and water sports!