



**115027 Range Road 232  
Nobleford, Alberta**

**MLS # A2146392**



**\$880,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,973 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	10.00 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Storage		

**Inclusions:** Pool Table in Basement, Newer 2500 Gallon Water Bladder in Basement, All Outbuildings on Skids

Stunning Nobleford acreage property offering almost 4000 square feet of living space on ten acres of land in an unbeatable location with beautiful prairie views! Inside the front foyer, you'll be led past a home office into a bright, welcoming living room with a large bay window providing plenty of natural light. Through French doors, the kitchen features a central island with a breakfast bar, tons of well-crafted cupboard storage, and a convenient L-shaped layout to make weekday mealtimes and holiday entertaining a breeze. Nearby, the comfortable dining room offers easy access to outdoors beside another bright bay window. Down the hall, you'll find two bedrooms alongside a beautiful primary bedroom suite complete with a large closet and five-piece ensuite bath. Upstairs, a full four-piece bath and two large bedrooms with walk-in closets create an ideal space for hosting friends and family. Downstairs you'll find an unfinished area with endless potential to make this property your own! Shelf storage is the perfect compliment to the outdoor garden space, great for anyone who loves to can or stock up on pantry staples. With the pool table included, this space is well on its way to becoming the rec room of your family's dreams! Step outside and you'll be greeted by well-maintained green space and huge outbuildings including a workshop with over 2000 square feet of space and tall overhead doors, separate sheds for keeping equipment well-organized, and an attached double garage with a storage room. Water trucks are included with this property, and the John Deere tractors are negotiable. If a beautiful property on ten acres with space for work, hobbies, and quality time with the family sounds like the spot for you, give your Realtor a call and book a showing today!