



329 10B Street
Nobleford, Alberta

MLS # A2164499



\$358,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,489 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Res
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Discover this stunning 1,489.27 sq. ft. bungalow nestled in the serene community of Nobleford. This beautifully designed home offers comfort, convenience, and modern energy-efficient features, making it a perfect choice for families, retirees, or anyone looking for a peaceful yet well-equipped residence. The property's Key Features are 3 Spacious Bedrooms, 2 Full Bathrooms + 1 Half Bath and Energy-Efficient Features. The ample space with three well-appointed bedrooms, is perfect for accommodating family or guests. The master bedroom features its own ensuite bathroom for added luxury and privacy. No more waiting for a bathroom! With two full bathrooms and an additional half bath, this home provides the ideal setup for busy mornings or entertaining guests. The Open Concept Main Floor with Laundry offers convenience at the forefront and a welcoming atmosphere, making it perfect for family gatherings or quiet evenings at home and the large, undeveloped basement provides endless opportunities to customize and expand your living space. Whether you envision a home gym, additional bedrooms, or a cozy entertainment area, the choice is yours! This property is designed with sustainability in mind, equipped with a high-efficiency furnace and hot water tank, roughed-in central vacuum, and energy-saving low-E double-glazed windows, this house is as kind to the environment as it is to your wallet, and features low VOC paints, ensuring a healthier living environment. These modern, eco-friendly finishes offer both style and peace of mind. This Nobleford bungalow is a rare find that combines modern efficiency with everyday practicality, all within a quiet, family-friendly community. Don't miss your chance to make this house your new home!