



402 10A Street
Nobleford, Alberta

MLS # A2174934



\$340,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,023 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Pantry, Storage		

Inclusions: Shed

Charming Nobleford bi-level home with a smart four-bedroom, two-bathroom layout, updated appliances and landscaping, new A/C, and a perfect location just steps away from green space with a playground and spray park! On the main level, the living room is bright and comfortable with a large front window and plenty of room for seating. In the kitchen, a corner pantry and large central island with a sink and breakfast bar will be a hit with the chef in your family. The nearby dining area features surrounding windows and access to the rear deck for summer entertaining. Two bedrooms and a full four-piece bath can be found on each level of the home, with the lower level boasting a rec room and finished laundry area. Outside, the rear raised deck is shady and comfortable, overlooking the fenced backyard with shed storage and trees for privacy. From the deck, you can see the playground and spray park right beside the home which will offer hours of fun for kids of all ages! If a comfortable home in a quiet neighborhood perfect for families sounds like the place for you, give your REALTOR® a call and book a showing today!