



**502 Centennial Avenue  
Nobleford, Alberta**

**MLS # A2181294**



**\$359,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,284 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s)		

**Inclusions:** Shed, Swing, Clothesline

Modern open plan bungalow built solid and energy conscious with ICF basement foundation, energy efficient furnace and hot water on demand. Nice deep lot with alley access. Great street appeal with covered front veranda and covered back BBQ deck. Spacious yard with room for RV parking, shed, fire pit, swing, clothesline, and dog run. Large windows in the bright, partially finished basement will provide 4 bedrooms and 3 bathrooms total. There are laundry hookups both main floor and lower level. Open and functional kitchen with pantry off the convenient back entry foyer. The primary bedroom features a 5-piece ensuite and ample closet space. The living areas have a warm and rich feel, with vaulted ceilings, gas fireplace, and architected front entry.