



**GRASSROOTS**  
REALTY GROUP

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**514 5 Avenue**  
**Nobleford, Alberta**

**MLS # A2185245**



**\$739,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,961 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Metal Siding , Stone, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, Tankless Hot Water, Vaulted Ceiling(s)		

**Inclusions:** Call seller directly

Click brochure link for more details. This two-story home offers practical and spacious modern living. It has an inviting and functional layout. The kitchen is a chef's delight with hidden walk in pantry, induction cooktop and dual wall oven and microwave. Granite throughout all bathrooms, kitchen and laundry. Upstairs has two bedrooms with large walk-in closets, a bathroom and two additional closets for all your storage needs. The primary bedroom is on the main floor with ensuite soaker tub and tiled walk-in shower. Laundry is on the main floor with custom locker and storage space. The basement offers two large bedrooms and a large rec room. The fully finished storage room could also be used as office space. The covered deck offers power screens to expand your living space to outside. Deck also has built-in wood fireplace and overhead gas heater. Underground, sprinklers, raised concrete, planter boxes, air conditioning, double car garage, central vac with additional outlet garage. Click brochure link for more details\*\*