



**302 5 Avenue
Nobleford, Alberta**

MLS # A2204394



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,195 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Central A/C, Garage door opener and remote(s)

Welcome to Nobleford! This is no big builder high production run of the mill cookie cutter home. This is a well crafted custom home by WestPeak Construction. With attention to detail and focus on quality of construction, this nearly completed, very functional design and well laid out home includes composite exterior siding, iron core window frame colour, quartz kitchen countertops, 9' ceilings on both levels, washer/dryer hookups on both levels, and the home also includes a walk up basement entry designed with a basement suite in mind. Plumbing downstairs is roughed in for a kitchen, and this area with the separate entrance can be locked off from the main floor. This excellent 4 bedroom 3 bath home with double attached garage sits on a huge 7500 Square foot corner lot, which is in a fantastic area of Nobleford.