

# \$574,900 - 713 Centennial Avenue, Nobleford

MLS® #A2227126

**\$574,900**

4 Bedroom, 3.00 Bathroom, 2,052 sqft

Residential on 0.20 Acres

NONE, Nobleford, Alberta

**\*\*AVAILABLE NOW IN NOBLEFORD:**

**GORGEIOUS RAISED BUNGALOW!\*\***

Discover your dream home nestled on a beautifully landscaped and well-maintained lot along the highly sought-after Centennial Avenue. Nobleford is a charming town known for its low taxes and strong community ties, featuring a K-12 school, churches, playgrounds, a spray park, restaurants, a convenience store, and more. It's an ideal family community. This stunning bungalow boasts one spacious bedroom on the main floor and three generously-sized bedrooms in the basement, along with two and a half bathrooms. Upon entering the main floor, you will be greeted by the impressive high vaulted ceilings of the living room, which features a cozy gas fireplace. Ascend the staircase to find a loft area perfect for additional gatherings or relaxation. Moving toward the back of the house, the kitchen showcases farmhouse-style cabinets, granite countertops, and new stainless steel appliances, including a convection oven with a gas stovetop. The dining room provides access to a lovely back deck, perfect for outdoor enjoyment. The main floor also includes a master bedroom with an ensuite bathroom and his-and-hers closets. Conveniently, the heated garage can be accessed through the main level laundry room. Downstairs, you will find a spacious family/recreation room featuring a second gas fireplace, three large bedrooms, and a well-appointed bathroom with double sinks,



ensuring thereâ€™s no need to fight over the sink in the morning. The home is wired for sound with speakers throughout. Step outside to your backyard paradise, meticulously maintained for year-round enjoyment. The yard features underground sprinklers in both the front and back for easy watering, along with a brand-new garden shed. The home is adorned with year-round Christmas lights from Gemstone Lighting for added charm.

Additional highlights of this property include air conditioning, a nearly new central vacuum system, and a hot water tank that is just two years old, complete with a circulation pump. Don't miss out on this exceptional home! Contact your agent today to schedule a showing.

Built in 2008

### **Essential Information**

MLS® #	A2227126
Price	\$574,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,052
Acres	0.20
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	713 Centennial Avenue
Subdivision	NONE
City	Nobleford
County	Lethbridge County

Province	Alberta
Postal Code	T0L1S0

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard, Lighting
Lot Description	Back Yard, Landscaped, No Neighbours Behind, Underground Sprinklers, Lawn, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	38
Zoning	Residential-R1

### Listing Details

Listing Office	Century 21 Foothills South Real Estate
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