

# \$415,000 - 423 Centennial Avenue, Nobleford

MLS® #A2269014

**\$415,000**

2 Bedroom, 2.00 Bathroom, 1,011 sqft

Residential on 0.12 Acres

NONE, Nobleford, Alberta

Welcome to 423 Centennial Ave in Nobleford!

Located on an ideal street surrounded by beautifully manicured yards and friendly neighbors, this meticulously cared-for home offers the perfect blend of small-town charm and convenience. Enjoy low taxes, peaceful living, and great proximity to Lethbridge (just 25 minutes) and Calgary (1.5 hours).

Built in 2009, this open-concept home features vaulted ceilings, a spacious double garage, and great curb appeal. The main floor laundry, two generous bedrooms, and a primary suite with a walk-through closet and 3-piece ensuite make day-to-day living easy. The unfinished basement offers room to grow, with framing, electrical, and lighting rough-ins already completed and permitted.

Outside, you'll find a shed, dog run, and green space behind for added privacy and outdoor enjoyment. Located close to the K-12 school, where students are known by name, this property is ideal for retirees, young families, or anyone seeking a move-in-ready home in a wonderful community.

Don't miss out on this fantastic opportunity! Contact Hans Bowden today for a private showing or bring your agent and come see this great space. (Lawn mower, snow blower, and pressure washer are negotiable with the sale.)



Built in 2009

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2269014    |
| Price          | \$415,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,011       |
| Acres          | 0.12        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 423 Centennial Avenue |
| Subdivision | NONE                  |
| City        | Nobleford             |
| County      | Lethbridge County     |
| Province    | Alberta               |
| Postal Code | T0L1S0                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Kitchen Island, Vaulted Ceiling(s), Vinyl Windows                |
| Appliances        | Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                          |
| Cooling           | Central Air                                                      |
| Fireplace         | Yes                                                              |
| # of Fireplaces   | 1                                                                |
| Fireplaces        | Gas                                                              |
| Has Basement      | Yes                                                              |
| Basement          | Full                                                             |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Dog Run         |
| Lot Description   | Back Yard, Front Yard    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 2                  |
| Zoning         | R1                 |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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