

# \$474,900 - 617 Centennial Avenue, Nobleford

MLS® #A2212423

**\$474,900**

4 Bedroom, 3.00 Bathroom, 1,281 sqft  
Residential on 0.17 Acres

NONE, Nobleford, Alberta

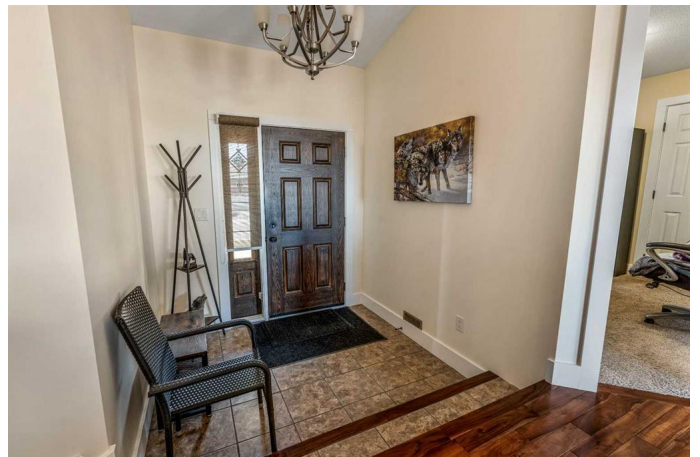
Tucked away in the charming community of Nobleford, this beautifully maintained bungalow is the definition of comfort, space, and style. With an expansive main floor layout, soaring ceilings, and a wood-burning fireplace that anchors the cozy living area, this home offers the warmth you've been craving.

The large kitchen is a dream for home chefs and hosts alike, featuring abundant counterspace and cabinetry, perfect for everything from morning coffees to big family dinners. Natural light floods the space from every angle, enhancing the rich hardwood floors that flow throughout.

The spacious primary bedroom features its own ensuite, generous closet, and private access to the rear deck where a relaxing hot tub awaits. A second bedroom and full bathroom complete the main level, making this home as functional as it is inviting.

Downstairs, the possibilities are endless. With two large bedrooms (and room to add another), a huge rec room, wet bar, utility room, and tons of storage, there's room for the whole family... and then some. Stay cool all summer with central A/C.

Outside, enjoy a fully landscaped and fenced yard with underground sprinklers, and a true sense of privacy and ease. Whether you're starting a family or settling into something



quieter, this home fits every chapter.

Discover what makes Nobleford so special - small town charm, big-time value. Don't miss your chance to call this place home. Call your real estate professional for your private viewing today.

Built in 2010

### **Essential Information**

MLS® #	A2212423
Price	\$474,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,281
Acres	0.17
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	617 Centennial Avenue
Subdivision	NONE
City	Nobleford
County	Lethbridge County
Province	Alberta
Postal Code	T0L 1S0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, Wet Bar
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

## **Additional Information**

Date Listed	April 18th, 2025
Days on Market	5
Zoning	RESIDENTIAL R1

## **Listing Details**

Listing Office	2 PERCENT REALTY
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