

\$569,900 - 713 Centennial Avenue, Nobleford

MLS® #A2227126

\$569,900

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 | \$569,900 |
| 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, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Granite Counters, Sump Pump(s), Wired for Sound |
| Appliances | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove |
| Heating | Forced Air, Fireplace(s) |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

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

Additional Information

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|----------------|----------------|
| Date Listed | June 3rd, 2025 |
| Days on Market | 69 |
| Zoning | Residential-R1 |

Listing Details

| | |
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| Listing Office | Century 21 Foothills South Real Estate |
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