

# \$325,000 - 24 Noblefern Way, Sundre

MLS® #A2259876

**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,244 sqft

Residential on 0.22 Acres

NONE, Sundre, Alberta

Located in a quiet, family-friendly neighbourhood, this property provides easy access to nearby walking trails, schools, shops, and restaurants. Residents benefit from the peaceful setting while remaining close to all of Sundre's key amenities. Noblefern Way is designated for modern modular residences situated on town-sized titled lots, free from condominium or strata fees. Lot #24 offers a spacious, pie-shaped configuration with views of the western green space and the added benefit of no neighbouring properties to the rear. The 20-foot-wide, 2-bed, 2-bath drywalled modular home offers the comfort and appearance of a traditional bungalow. One of its best features is the closeted foyer. Here is room to take off your shoes and hang your coat without cluttering the main living area, keeping the entrance organized and welcoming for both guests and residents. The vaulted ceilings add spaciousness, and the large windows bring in natural light. Double skylights in the kitchen brighten the heart of the home, creating an airy, light-filled space perfect for family meals or entertaining friends. A central island provides extra storage space and seating. There is an abundance of crisp white upper and lower cabinetry and counterspace. A huge corner pantry is essential, ensuring that groceries and kitchen essentials are easily accessible and neatly organized. The kitchen is designed to keep family life running smoothly. Modern finishes



and thoughtful touches throughout ensure everyday comfort, while ample storage makes this house both practical and stylish. The great layout continues beyond the kitchen and living areas, seamlessly integrating functionality with comfort throughout the home. Adjacent to the main spaces, the rear entry's stackable laundry and generous storage solutions make household chores efficient and organized. Across the hall is a convenient four-piece bathroom, brightened by a skylight. The second bedroom works perfectly as a flexible space for guests, a home office, or a fitness area, blending with your lifestyle needs. Located at the far end, the primary suite offers a refined living space with an expansive walk-in closet, a dedicated computer workspace, and storage solutions to maintain organization. The ensuite bathroom includes a corner jetted tub and an ample counter area featuring dual sinks. The southwest-facing covered deck and spacious ground-level deck that stretches 32 ft extends the living space outdoors, providing the ideal setting for relaxing in the fresh air. A detached double-car garage provides ample secure parking and additional storage space for your vehicles, outdoor gear, and tools. Easily accessible from the backyard, this versatile structure enhances daily convenience and supports an active lifestyle, whether you need room for hobbies, gardening supplies, or space for a workshop. Its placement complements the overall property, rounding out the home's appeal with practical outdoor features that make living here AWESOME !!

Built in 2008

### **Essential Information**

MLS® #	A2259876
Price	\$325,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,244
Acres	0.22
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### **Community Information**

Address	24 Noblefern Way
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

### **Amenities**

Parking Spaces	6
Parking	Additional Parking, Double Garage Detached, Gravel Driveway, Workshop in Garage
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Beach, Irregular Lot, Pie Shaped Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Block

**Additional Information**

Date Listed	October 10th, 2025
Days on Market	2
Zoning	R-3

**Listing Details**

Listing Office	Century 21 Westcountry Realty Ltd.
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