

# **\$385,000 - 314 Centennial Avenue, Nobleford**

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MLS® #A2215903

**\$385,000**

4 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.12 Acres

NONE, Nobleford, Alberta

For more information, please click Brochure button.

Welcome to this beautifully crafted Enerpro home, perfectly blending style, comfort, and functionality. Set on a generous 5,400 sq ft lot, this 963 sq ft residence offers thoughtful design and cozy living with plenty of outdoor space to enjoy. May possession available!

Built in 2010, the home features 4 bedrooms and 2 full bathrooms, making it an ideal choice for families or those needing extra space.

Inside, youâ€™ll find elegant hardwood and polished concrete floors that provide year-round comfort. Enjoy the spacious feel of 9 ft ceilings, stay warm with hot water heat throughout, and unwind by the inviting gas fireplace during the cooler months. The home also includes a full basement and is wrapped in durable Hardie board siding, offering lasting curb appeal. Step outside to enjoy the

expansive backyard, complete with a 12x12 deck featuring a natural gas hookup for your BBQ - perfect for summer grilling and entertaining. The large garden includes a variety of fruit-bearing trees and shrubs, including apple, pear, haskap, and black currant. Plus, thereâ€™s a greenhouse and garden shed for all your gardening needs.

Additional bonus: The property has back alley access, providing potential for future development. Includes updated appliances.

This is a rare opportunity to own a quality-built home with modern amenities, high ceilings, a spacious outdoor living area, and the perfect



setup for gardening enthusiasts.

Built in 2010

**Essential Information**

MLS® #	A2215903
Price	\$385,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



**Community Information**

Address	314 Centennial Avenue
Subdivision	NONE
City	Nobleford
County	Lethbridge County
Province	Alberta
Postal Code	T0L 1S0

**Amenities**

Parking Spaces	1
Parking	Parking Pad



**Interior**

Interior Features	Chandelier, High Ceilings, Laminate Counters, Natural Woodwork, Open Floorplan, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Stove(s), Washer/Dryer, Built-In Range
Heating	In Floor, Fireplace(s), Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Zoning	R1

## Listing Details

Listing Office	Easy List Realty
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