\$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

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 16

Zoning RESIDENTIAL R1

Listing Details

Listing Office 2 PERCENT REALTY

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