

**414 10A Street**  
**Nobleford, Alberta**

**MLS # A2261590**



**\$400,000**

|                  |                                                                    |               |                   |
|------------------|--------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                  |               |                   |
| <b>Style:</b>    | Bi-Level                                                           |               |                   |
| <b>Size:</b>     | 1,034 sq.ft.                                                       | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 4                                                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached                                             |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                          |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape |               |                   |

|                    |                                            |                   |    |
|--------------------|--------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                 | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum                           | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                            | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                             | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame         | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Wood                                       | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Storage, Vaulted Ceiling(s), Vinyl Windows |                   |    |

**Inclusions:** None

This 1,032 sq. ft. bi-level in Nobleford is bright, open, and move-in ready. The main floor features vaulted ceilings, a welcoming kitchen with corner pantry, island, and stainless appliances, plus 2 bedrooms and a full bath. Downstairs you'll find big windows, 2 more bedrooms, another full bath, and a spacious family/games area. Outside offers a fenced yard, 20'x22' finished and heated double garage, and extra parking. Just steps to the water park and close to schools and amenities — the perfect spot for a growing family!