

320 12 Street
Nobleford, Alberta

MLS # A2267468



\$525,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,475 sq.ft.	Age:	2020 (5 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	R
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting		
Inclusions:	None		

Just 25-30 minutes from Lethbridge, this one-of-a-kind home offers small-town charm with modern comfort. The bright open floor plan features a tray ceiling, pot lights, and a gas fireplace with beautiful stonework. The white kitchen includes a large island, stainless appliances, and a durable black sink. Enjoy the convenience of main floor laundry, perfect for seniors or anyone who prefers single-level living. The main floor also includes a spacious primary suite with walk-in closet and ensuite featuring a glass shower and dual sinks, plus a second bedroom and full bath. Downstairs offers a huge family room, three bedrooms, and a 3-piece bath. Additional features include central A/C, a heated double garage, textured concrete driveway and underground sprinklers. Don't miss this beautiful family home in a welcoming community!