

423 Centennial Avenue
Nobleford, Alberta
MLS # A2269014

\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,011 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Vaulted Ceiling(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: 1-12-20-W4

Zoning: R1

Utilities: -

Inclusions: N/A

Welcome to 423 Centennial Ave in Nobleford! Located on an ideal street surrounded by beautifully manicured yards and friendly neighbors, this meticulously cared-for home offers the perfect blend of small-town charm and convenience. Enjoy low taxes, peaceful living, and great proximity to Lethbridge (just 25 minutes) and Calgary (1.5 hours). This bungalow was built in 2009 and is an open-concept home featuring vaulted ceilings, a spacious double garage, and great curb appeal. The main floor laundry, two generous bedrooms, and a primary suite with a walk-through closet and 3-piece ensuite make day-to-day living easy. The unfinished basement offers room to grow, with framing, electrical, and lighting rough-ins already completed and permitted. Outside, you'll find a shed, dog run, and green space behind for added privacy and outdoor enjoyment. Located close to the K–12 school, where students are known by name, this property is ideal for retirees, young families, or anyone seeking a move-in-ready home in a wonderful community. Don’t miss out on this fantastic opportunity! Contact Hans Bowden today for a private showing—or bring your agent and come see this great space. (Lawn mower, snow blower, and pressure washer are negotiable with the sale.)