



Anne French
Your REALTOR®
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402 11 Street
Nobleford, Alberta

MLS # A2311087



\$544,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,215 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, window coverings, garage door opener and remote(s), garage heater, A/C, underground sprinklers

This exceptional Nobleford family home delivers the ideal blend of style, space, and practicality in a quiet, well-established community. From the moment you arrive, you'll appreciate the incredible curb appeal, highlighted by tasteful exterior finishes, smart trim details, and a massive covered front entryway that creates a warm and welcoming first impression. Step inside to a large front entrance complete with a convenient coat closet and plenty of room for busy family life. The main floor is bright and inviting with soaring ceilings and an abundance of natural light throughout the open-concept living and dining areas — ideal for entertaining or everyday living. The thoughtfully designed kitchen features stainless steel appliances, generous cupboard and pantry space, and a breakfast bar that makes mealtime and hosting effortless. The spacious primary suite provides a relaxing retreat with a large closet and private three-piece ensuite, while the second main floor bedroom is perfect for a nursery, guest room, or home office. Downstairs, the massive family room is ready for movie nights, games, hobbies, or gatherings with plenty of room for everyone to enjoy. Three additional bedrooms are all generously sized with great closet space and natural light. The lower level is completed by a four-piece bathroom, dedicated laundry room, and ample storage space. Central air conditioning prepares you for the summer ahead! Outside, you'll love the fully fenced and landscaped backyard featuring underground sprinklers, garden plots, an outdoor seating area, and a large rear deck perfect for entertaining or soaking up the sunshine and you can enjoy all this privately as the back fence is fully lined with trees. The double attached garage is a standout feature, offering plenty of space along with a natural gas overhead heater to keep things comfortable year-round.

Located close to parks, playgrounds, and all the amenities of this family-friendly community, this spacious and welcoming home is one you won't want to miss. Call your REALTOR® today to book a private showing!