

\$340,000 - 262 Rubie Crescent, Nobleford

MLS® #A2171417

\$340,000

3 Bedroom, 2.00 Bathroom, 970 sqft

Residential on 0.21 Acres

NONE, Nobleford, Alberta

This is the outstanding home that you have been waiting for!!! The Nobleford community represents the best in peaceful small town living, and property taxes are more reasonable than anywhere else in Southern Alberta. Rubie Crescent is exceptionally quiet, and this particular property backs on to a beautiful park and green space. The home shows true pride of ownership and it has been very well maintained and updated over the years. Features include a solid maple kitchen, updated appliances and a whisper-quiet Bosch dishwasher, 3 main floor bedrooms, recent top quality renovations to the 2 bathrooms, triple-pane windows on the main floor, an upgraded 2-stage furnace motor, and a low maintenance exterior with newer shingles and added gutter guards. The oversized double attached garage, enormous yard space, RV parking, back lane access, quiet crescent location, and the beautiful park location are all added bonuses! You will be proud to call this home!!!

Built in 1976

Essential Information

MLS® #	A2171417
Price	\$340,000
Sold Price	\$330,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	970
Acres	0.21
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	262 Rubie Crescent
Subdivision	NONE
City	Nobleford
County	Lethbridge County
Province	Alberta
Postal Code	T0L 1S0

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Off Street

Interior

Interior Features	Kitchen Island, Vinyl Windows
Appliances	Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Playground, Private Yard
Lot Description	Back Lane, Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2024
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Date Sold	October 23rd, 2024
Days on Market	16
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office SUTTON GROUP - LETHBRIDGE

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