

# \$474,900 - 617 Centennial Avenue, Nobleford

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MLS® #A2212423

**\$474,900**

4 Bedroom, 3.00 Bathroom, 1,281 sqft

Residential on 0.17 Acres

NONE, Nobleford, Alberta

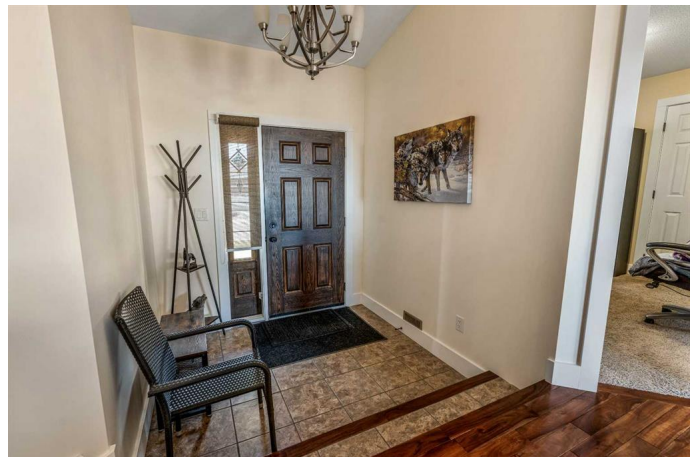
Tucked away in the charming community of Nobleford, this beautifully maintained bungalow is the definition of comfort, space, and style. With an expansive main floor layout, soaring ceilings, and a wood-burning fireplace that anchors the cozy living area, this home offers the warmth youâ€™ve been craving.

The large kitchen is a dream for home chefs and hosts alike, featuring abundant counterspace and cabinetry, perfect for everything from morning coffees to big family dinners. Natural light floods the space from every angle, enhancing the rich hardwood floors that flow throughout.

The spacious primary bedroom features its own ensuite, generous closet, and private access to the rear deck where a relaxing hot tub awaits. A second bedroom and full bathroom complete the main level, making this home as functional as it is inviting.

Downstairs, the possibilities are endless. With two large bedrooms (and room to add another), a huge rec room, wet bar, utility room, and tons of storage, thereâ€™s room for the whole family... and then some. Stay cool all summer with central A/C.

Outside, enjoy a fully landscaped and fenced yard with underground sprinklers, and a true sense of privacy and ease. Whether you're starting a family or settling into something



quieter, this home fits every chapter.

Discover what makes Nobleford so special - small town charm, big-time value. Donâ€™t miss your chance to call this place home. Call your real estate professional for your private viewing today.

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212423    |
| Price          | \$474,900   |
| Sold Price     | \$465,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,281       |
| Acres          | 0.17        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 617 Centennial Avenue |
| Subdivision | NONE                  |
| City        | Nobleford             |
| County      | Lethbridge County     |
| Province    | Alberta               |
| Postal Code | T0L 1S0               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

**Interior**

|                   |                         |
|-------------------|-------------------------|
| Interior Features | Open Floorplan, Wet Bar |
|-------------------|-------------------------|

|                 |                                                                                                                |
|-----------------|----------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Fireplace(s), Forced Air                                                                                       |
| Cooling         | Central Air                                                                                                    |
| Fireplace       | Yes                                                                                                            |
| # of Fireplaces | 1                                                                                                              |
| Fireplaces      | Wood Burning                                                                                                   |
| Has Basement    | Yes                                                                                                            |
| Basement        | Finished, Full                                                                                                 |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Private Yard                                                    |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Cement Fiber Board                                              |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Date Sold      | May 9th, 2025    |
| Days on Market | 21               |
| Zoning         | RESIDENTIAL R1   |
| HOA Fees       | 0.00             |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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