

\$569,900 - 713 Centennial Avenue, Nobleford

MLS® #A2227126

\$569,900

4 Bedroom, 3.00 Bathroom, 2,052 sqft

Residential on 0.20 Acres

NONE, Nobleford, Alberta

****AVAILABLE NOW IN NOBLEFORD:**

GORGEIOUS RAISED BUNGALOW!**

Discover your dream home nestled on a beautifully landscaped and well-maintained lot along the highly sought-after Centennial Avenue. Nobleford is a charming town known for its low taxes and strong community ties, featuring a K-12 school, churches, playgrounds, a spray park, restaurants, a convenience store, and more. It's an ideal family community. This stunning bungalow boasts one spacious bedroom on the main floor and three generously-sized bedrooms in the basement, along with two and a half bathrooms. Upon entering the main floor, you will be greeted by the impressive high vaulted ceilings of the living room, which features a cozy gas fireplace. Ascend the staircase to find a loft area perfect for additional gatherings or relaxation. Moving toward the back of the house, the kitchen showcases farmhouse-style cabinets, granite countertops, and new stainless steel appliances, including a convection oven with a gas stovetop. The dining room provides access to a lovely back deck, perfect for outdoor enjoyment. The main floor also includes a master bedroom with an ensuite bathroom and his-and-hers closets. Conveniently, the heated garage can be accessed through the main level laundry room. Downstairs, you will find a spacious family/recreation room featuring a second gas fireplace, three large bedrooms, and a well-appointed bathroom with double sinks,



ensuring thereâ€™s no need to fight over the sink in the morning. The home is wired for sound with speakers throughout. Step outside to your backyard paradise, meticulously maintained for year-round enjoyment. The yard features underground sprinklers in both the front and back for easy watering, along with a brand-new garden shed. The home is adorned with year-round Christmas lights from Gemstone Lighting for added charm. Additional highlights of this property include air conditioning, a nearly new central vacuum system, and a hot water tank that is just two years old, complete with a circulation pump. Don't miss out on this exceptional home! Contact your agent today to schedule a showing.

Built in 2008

Essential Information

MLS® #	A2227126
Price	\$569,900
Sold Price	\$558,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,052
Acres	0.20
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	713 Centennial Avenue
Subdivision	NONE
City	Nobleford

County	Lethbridge County
Province	Alberta
Postal Code	T0L1S0

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Off Street

Interior

Interior Features	Vaulted Ceiling(s), Vinyl Windows, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Sump Pump(s), Wired for Sound
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Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Gas Stove
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Heating	Forced Air, Fireplace(s)
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	2
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Fireplaces	Gas
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Balcony, Lighting, Private Yard
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Lot Description	Back Yard, Lawn, Landscaped, Many Trees, No Neighbours Behind, Street Lighting, Underground Sprinklers
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Roof	Asphalt Shingle
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Construction	Vinyl Siding
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Foundation	Poured Concrete
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Additional Information

Date Listed	June 3rd, 2025
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Date Sold	September 3rd, 2025
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Days on Market	92
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Zoning	Residential-R1
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HOA Fees	0.00
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Listing Details

Listing Office	Century 21 Foothills South Real Estate
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