

# \$559,000 - 714 Centennial Avenue, Nobleford

MLS® #A2213418

**\$559,000**

6 Bedroom, 3.00 Bathroom, 1,457 sqft

Residential on 0.20 Acres

NONE, Nobleford, Alberta

This stunning 2008 custom built split-level home offers seven bedrooms and three bathrooms, making it the perfect fit for a growing or multigenerational family. Located on nearly a quarter acre in a peaceful, family friendly neighbourhood close to the school, this home is loaded with features and upgrades. Inside, you'll find warm knotty alder floors, trim, and cabinetry, with vaulted ceilings upstairs and 9 foot ceilings in the fully finished basement. The spacious layout provides both functionality and comfort, with large basement windows letting in loads of natural light. Stay comfortable year-round with a high-efficiency Lennox furnace and central A/C system installed in August 2024. All new windows are triple-pane vinyl with argon gas, complete with zebra blinds and quality window coverings throughout. The kitchen and laundry appliances are all LG (within the last 5 years), with a Bosch dishwasher and a plumbed fridge downstairs—all included! The basement features durable tile and laminate flooring. LED lighting runs throughout the home, including LED motion sensor lights and stylish stone-type accent lights on the front exterior. Upstairs, both toilets were replaced in 2022, and the primary bedroom and kid's room includes mounted closet organizers. The home also comes equipped with a full security system. You will love the attached double car garage complete with a mezzanine for extra storage! Step outside to enjoy a beautifully



landscaped yard with lilac bushes in front, two apple trees, and a cherry tree in the backyard. The roof is in excellent condition with triple-nailed asphalt shingles built to withstand high winds. This spacious and thoughtfully designed home is a rare find, a true must see for any family looking for space, comfort, and quality. Call your favourite REALTOR® today to book a showing!

Built in 2008

### Essential Information

MLS® #	A2213418
Price	\$559,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,457
Acres	0.20
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	714 Centennial Avenue
Subdivision	NONE
City	Nobleford
County	Lethbridge County
Province	Alberta
Postal Code	T0L1S0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s), Water Softener, Window Coverings
Heating	Forced Air, High Efficiency
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	April 20th, 2025
Days on Market	17
Zoning	Residential

## Listing Details

Listing Office	Grassroots Realty Group
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