

# \$700,000 - 918 Centennial Avenue, Nobleford

MLS® #A2229207

**\$700,000**

4 Bedroom, 3.00 Bathroom, 1,439 sqft

Residential on 0.54 Acres

NONE, Nobleford, Alberta

Step into this stunning 1,438 sqft bungalow nestled on a massive corner lot in quiet Nobleford—just steps from a playground-equipped park and schools. The front foyer welcomes you into a spacious layout that includes a large laundry room with built-in storage and direct access to a heated, double-car garage. To the left, the living room offers vaulted ceilings, four oversized windows, and a beautiful stone-surround gas fireplace. To the right, the open-concept kitchen and dining area shine with stainless steel appliances, a large island, pantry, and seamless flow onto the raised back deck—perfect for summer BBQs. The main floor also includes a bedroom, a full bath, and a tranquil primary suite featuring a walk-in closet, ensuite bath, built-in floor-to-ceiling mirror, and private deck access to the hot tub. Down the curved staircase, the basement expands your living space with a spacious rec room, three additional bedrooms, and another full bath. Outside, your fully fenced, beautifully landscaped yard is an entertainer's™ paradise: unwind in the hot tub, gather under the concrete-and-metal-roof gazebo, dine beneath the lit pergola with its stone water feature, or store your toys in the large shed—complete with its own washroom and loft. With endless features and thoughtful upgrades throughout, this Nobleford gem is ready to become your forever home!

Built in 2009



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229207    |
| Price          | \$700,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,439       |
| Acres          | 0.54        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 918 Centennial Avenue |
| Subdivision | NONE                  |
| City        | Nobleford             |
| County      | Lethbridge County     |
| Province    | Alberta               |
| Postal Code | T0L 1S0               |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 7   |
| Parking        | Double Garage Attached, Off Street, Parking Pad |
| # of Garages   | 2   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Walk-In Closet(s)   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Masonry, Stone  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Outdoor Kitchen, Playground              |
| Lot Description   | Corner Lot, Gazebo, Irregular Lot, Landscaped, Private |
| Roof              | Asphalt Shingle  |
| Construction      | Composite Siding, Concrete, Stone, Wood Siding         |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 14             |
| Zoning         | R              |

### **Listing Details**

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

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