

# \$469,900 - 409 10b Street, Nobleford

MLS® #A2210939

**\$469,900**

5 Bedroom, 4.00 Bathroom, 1,968 sqft

Residential on 0.11 Acres

NONE, Nobleford, Alberta

This lovely five bedroom, four bathroom family home is one you need to see! Large, beautiful and practical. Huge, welcoming, family friendly entrance. The living room has 2 full storeys of open height, towering windows, and a corner fireplace that all contribute to the home's grand feel. Plenty of light in the dining room with windows on 3 sides, & access to the sheltered deck which is perfect for BBQing. The primary bedroom is very spacious with a 5 piece ensuite (his/her sinks & jetted tub), walk-in closet with natural light, and its own private balcony for relaxation. Fully finished basement with good size windows. Main floor laundry with sink and cabinetry, conveniently by the garage entry. This home also features a heated and finished double garage with 9 foot tall vehicle door. Tremendous construction/energy details with ICF foundation and energy efficient furnace and hot water tank. New Hardie board siding and shingles in 2023. The front entry, upstairs balcony, and back deck are all covered for your weather protection. Only a few house's walk to the Nobleford Spray Park! Great family friendly town of Nobleford with low taxes and a short drive to Lethbridge.

Built in 2014

## Essential Information

MLS® #                   A2210939

Price                     \$469,900



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,968
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	409 10b Street
Subdivision	NONE
City	Nobleford
County	Lethbridge County
Province	Alberta
Postal Code	T0L 1S0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Cement Fiber Board, ICFs (Insulated Concrete Form)
Foundation	ICF Block



**Additional Information**

Date Listed	April 11th, 2025
Days on Market	23
Zoning	R2

**Listing Details**

Listing Office	Royal Lepage South Country - I
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