

# \$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, Stone, Masonry
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	7
Zoning	R

### **Listing Details**

Listing Office	2 PERCENT REALTY
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