

# \$518,800 - 705 Centennial Avenue, Nobleford

MLS® #A2216427

**\$518,800**

5 Bedroom, 3.00 Bathroom, 1,418 sqft

Residential on 0.20 Acres

NONE, Nobleford, Alberta

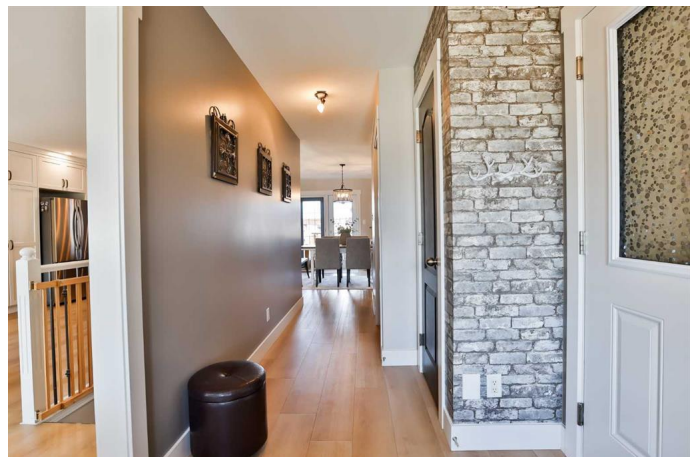
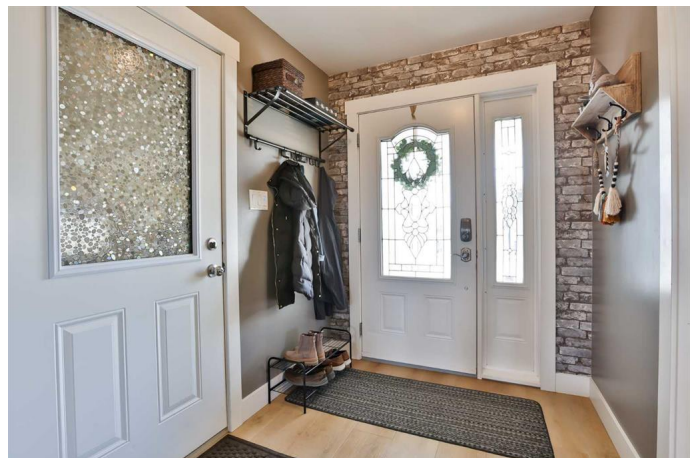
Welcome to Noblefordâ€™ where space, quiet living, and beautiful views come together. This one-owner home has been well cared for and is move-in ready, backing onto open farmland with no rear neighbors for a peaceful and private setting. Located just a short drive to Lethbridge, Claresholm, and with an easy commute to Calgary, youâ€™™ll love the blend of small-town charm and everyday convenience.

The beautifully updated main floor features an open-concept kitchen, living room, dining area, and denâ€™ a bright, functional space perfect for family life and entertaining. The kitchen offers modern finishes, great storage, and includes all appliances.

With a total of 5 bedrooms plus a den and 2.5 bathrooms, this home provides flexibility and room to grow. Youâ€™™ll also appreciate main floor laundry, central vacuum with attachments, and a heated double attached garage complete with hot and cold water, a sink, and two man doors.

The large backyard is ready for relaxing and entertaining with a hot tub, gazebo, greenhouse, dog run, and exterior storage. The underground sprinkler system with drip irrigation makes yard care easy and efficient.

If you're looking for comfort, space, and pride of ownership in a quiet settingâ€™ this home is



a must-see. View the virtual tour and photos to explore everything it has to offer!

Built in 2007

### Essential Information

MLS® #	A2216427
Price	\$518,800
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,418
Acres	0.20
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	705 Centennial Avenue
Subdivision	NONE
City	Nobleford
County	Lethbridge County
Province	Alberta
Postal Code	T0L 1S0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Storage
Lot Description	Back Yard, Dog Run Fenced In, Landscaped, No Neighbours Behind, Views, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 30th, 2025
Days on Market	17
Zoning	Residential/Farm

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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