

\$379,900 - 307 Cawdron Street, Nobleford

MLS® #A2259434

\$379,900

4 Bedroom, 2.00 Bathroom, 1,172 sqft

Residential on 0.21 Acres

NONE, Nobleford, Alberta

****Attention First-Time Home Buyers: Your Ideal Starter Home Awaits!**** Discover this charming property in Nobleford, perfect for those entering the housing market. This home features 4 bedrooms and 2 bathrooms, situated in a friendly community known for its strong family values. Nobleford offers a K-12 public school, churches, restaurants, a convenience store, and a splash park, all with the added benefit of low taxes. The home itself is well-maintained with solid construction. The exterior has recently been painted, enhancing its curb appeal. You'll appreciate the long driveway with a covered carport and a single-car garage. Step inside to find a welcoming, carpeted living room that sets the tone for comfort. The bright and airy kitchen features white cabinetry and ample countertop space, perfect for culinary adventures. The main floor includes the master bedroom and two additional bedrooms, totaling three bedrooms, along with a beautifully renovated 4-piece bathroom. The basement offers a spacious recreational area complete with a brick fireplace (currently non-functional, but featuring an insert). You'll also find an additional bedroom, bathroom, and a large laundry room with plenty of storage space. The basement boasts brand-new flooring throughout. Outside, the generous backyard provides plenty of room for children to play, while the standalone deck is ideal for entertaining guests. Enjoy the shade and beauty of mature trees in the yard, along with



the convenience of underground sprinklers for easy maintenance. Recent updates include new PVC windows, the furnace and hot water tank, and roof are just 7 years old. Don't miss this opportunity to own a lovely home in a vibrant community! Come and see for yourself!

Built in 1967

Essential Information

MLS® #	A2259434
Price	\$379,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,172
Acres	0.21
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	307 Cawdron Street
Subdivision	NONE
City	Nobleford
County	Lethbridge County
Province	Alberta
Postal Code	T0L 1S0

Amenities

Parking Spaces	2
Parking	Single Garage Attached, Attached Carport
# of Garages	1

Interior

Interior Features	Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Street Lighting, Underground Sprinklers
Roof	Flat Torch Membrane
Construction	Concrete, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	36
Zoning	Residential

Listing Details

Listing Office	Century 21 Foothills South Real Estate
----------------	--

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.