

# \$538,000 - 302 5 Avenue, Nobleford

MLS® #A2204394

**\$538,000**

4 Bedroom, 3.00 Bathroom, 1,195 sqft

Residential on 0.17 Acres

NONE, Nobleford, Alberta

Welcome to Nobleford! This is no big builder high production run of the mill cookie cutter home. This is a well crafted custom home by WestPeak Construction. With attention to detail and focus on quality of construction, this nearly completed, very functional design and well laid out home includes composite exterior siding, iron core window frame colour, quartz kitchen countertops, 9' ceilings on both levels, washer/dryer hookups on both levels, and the home also includes a walk up basement entry designed with a basement suite in mind. Plumbing downstairs is roughed in for a kitchen, and this area with the separate entrance can be locked off from the main floor.

This excellent 4 bedroom 3 bath home with double attached garage sits on a huge 7500 Square foot corner lot, which is in a fantastic area of Nobleford.

Built in 2025

## Essential Information

MLS® #	A2204394
Price	\$538,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,195
Acres	0.17
Year Built	2025



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	302 5 Avenue
Subdivision	NONE
City	Nobleford
County	Lethbridge County
Province	Alberta
Postal Code	T0L1S0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Level
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 24th, 2025
Days on Market	57
Zoning	Residential

### Listing Details

Listing Office

Century 21 Foothills South Real Estate

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