

\$379,900 - 307 Cawdron Street, Nobleford

MLS® #A2259434

\$379,900

4 Bedroom, 2.00 Bathroom, 1,172 sqft

Single Family on 0.21 Acres

N/A, 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. Donâ€™t miss this opportunity to own a lovely home in a vibrant community! Come and see for yourself! (id:6289)

Built in 1967

Essential Information

Listing #	A2259434
Price	\$379,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,172
Acres	0.21
Year Built	1967
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	307 Cawdron Street
Subdivision	N/A
City	Nobleford
Province	Alberta
Postal Code	T0L1S0

Amenities

Amenities	Park, Playground, Schools
Features	Back lane, PVC window
Parking Spaces	2
Parking	Attached Garage, Carport
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Window Coverings, Washer & Dryer
Heating	Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Concrete, Stucco, Wood siding
Exterior Features	Landscaped, Lawn, Underground sprinkler
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Foothills South Real Estate



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