

\$415,000 - 423 Centennial Avenue, Nobleford

MLS® #A2269014

\$415,000

2 Bedroom, 2.00 Bathroom, 1,011 sqft

Residential on 0.12 Acres

NONE, Nobleford, Alberta

Welcome to 423 Centennial Ave in Nobleford!

Located on an ideal street surrounded by beautifully manicured yards and friendly neighbors, this meticulously cared-for home offers the perfect blend of small-town charm and convenience. Enjoy low taxes, peaceful living, and great proximity to Lethbridge (just 25 minutes) and Calgary (1.5 hours).

Built in 2009, this open-concept home features vaulted ceilings, a spacious double garage, and great curb appeal. The main floor laundry, two generous bedrooms, and a primary suite with a walk-through closet and 3-piece ensuite make day-to-day living easy. The unfinished basement offers room to grow, with framing, electrical, and lighting rough-ins already completed and permitted.

Outside, you'll find a shed, dog run, and green space behind for added privacy and outdoor enjoyment. Located close to the K-12 school, where students are known by name, this property is ideal for retirees, young families, or anyone seeking a move-in-ready home in a wonderful community.

Don't miss out on this fantastic opportunity! Contact Hans Bowden today for a private showing or bring your agent and come see this great space. (Lawn mower, snow blower, and pressure washer are negotiable with the sale.)



Built in 2009

Essential Information

MLS® #	A2269014
Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,011
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	423 Centennial Avenue
Subdivision	NONE
City	Nobleford
County	Lethbridge County
Province	Alberta
Postal Code	T0L1S0

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Dog Run
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	3
Zoning	R1

Listing Details

Listing Office	Lethbridge Real Estate.com
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