

# \$325,000 - 24 Noblefern Way, Sundre

MLS® #A2259876

**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,244 sqft

Single Family on 0.22 Acres

N/A, Sundre, Alberta

Located in a quiet, family-friendly neighbourhood, this property provides easy access to nearby walking trails, schools, shops, and restaurants. Residents benefit from the peaceful setting while remaining close to all of Sundre's key amenities. Noblefern Way is designated for modern modular residences situated on town-sized titled lots, free from condominium or strata fees. Lot #24 offers a spacious, pie-shaped configuration with views of the western green space and the added benefit of no neighbouring properties to the rear. The 20-foot-wide, 2-bed, 2-bath drywalled modular home offers the comfort and appearance of a traditional bungalow. One of its best features is the closeted foyer. Here is room to take off your shoes and hang your coat without cluttering the main living area, keeping the entrance organized and welcoming for both guests and residents. The vaulted ceilings add spaciousness, and the large windows bring in natural light. Double skylights in the kitchen brighten the heart of the home, creating an airy, light-filled space perfect for family meals or entertaining friends. A central island provides extra storage space and seating. There is an abundance of crisp white upper and lower cabinetry and counterspace. A huge corner pantry is essential, ensuring that groceries and kitchen essentials are easily accessible and neatly organized. The kitchen is designed to keep family life running smoothly. Modern finishes and thoughtful touches throughout ensure



everyday comfort, while ample storage makes this house both practical and stylish. The great layout continues beyond the kitchen and living areas, seamlessly integrating functionality with comfort throughout the home. Adjacent to the main spaces, the rear entry’s stackable laundry and generous storage solutions make household chores efficient and organized. Across the hall is a convenient four-piece bathroom, brightened by a skylight. The second bedroom works perfectly as a flexible space for guests, a home office, or a fitness area, blending with your lifestyle needs. Located at the far end, the primary suite offers a refined living space with an expansive walk-in closet, a dedicated computer workspace, and storage solutions to maintain organization. The ensuite bathroom includes a corner jetted tub and an ample counter area featuring dual sinks. The southwest-facing covered deck and spacious ground-level deck that stretches 32 ft extends the living space outdoors, providing the ideal setting for relaxing in the fresh air. A detached double-car garage provides ample secure parking and additional storage space for your vehicles, outdoor gear, and tools. Easily accessible from the backyard, this versatile structure enhances daily convenience and supports an active lifestyle, whether you need room for hobbies, gardening supplies, or space for a workshop. Its placement complements the overall property, rounding out the home’s appeal with practical outdoor features that make living here AWESOME !! (id:6289)

Built in 2008

**Essential Information**

|           |           |
|-----------|-----------|
| Listing # | A2259876  |
| Price     | \$325,000 |
| Bedrooms  | 2         |

|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Square Footage | 1,244         |
| Acres          | 0.22          |
| Year Built     | 2008          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Mobile Home   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 24 Noblefern Way |
| Subdivision | N/A              |
| City        | Sundre           |
| Province    | Alberta          |
| Postal Code | T0M1X0           |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Golf Course, Park, Playground, Recreation Nearby, Shopping            |
| Features       | Back lane, PVC window, No neighbours behind, Closet Organizers, Level |
| Parking Spaces | 6                                                                     |
| Parking        | Detached Garage, Gravel                                               |
| # of Garages   | 2                                                                     |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings, Garage door opener |
| Heating      | Forced air                                                                           |
| Cooling      | None                                                                                 |
| # of Stories | 1                                                                                    |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior          | Vinyl siding |
| Exterior Features | Lawn         |
| Construction      | Wood frame   |
| Foundation        | Block        |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Westcountry Realty Ltd. |
|----------------|------------------------------------|



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