

# \$284,000 - 31 Noblefern Way, Sundre

MLS® #A2222614

**\$284,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential on 0.13 Acres

NONE, Sundre, Alberta

SRI HOME builders use PREMIUM materials to create SOLID modular homes. They WITHSTAND the test of time!! These Durable and Beautiful homes are crafted by blending OPEN-CONCEPT designs with PRACTICAL floor plans. #31 NOBLEFERN WAY stands proud on a spacious, TITLED lot, offering privacy with a treated Wood fence. The charming Matching Wood deck adds to the outdoor allure, FANTASTIC for hosting gatherings and ENJOYING BBQs under the sun. The freshly laid ASPALT pavement ensures the DRIVEWAY remains Tidy and EASY to Maintain, enhancing the home's curb appeal. The front porch includes a convenient MUDROOM designed for muddy feet and outdoor gear, making it essential for nature enthusiasts, kiddos and pets. A 4-piece bathroom is in the back room, PLUS a laundry area equipped with MODERN machines and AMPLE space for a deep freeze or STORAGE cabinets. Also in this area, one of the three bedrooms is transformed into a Bright and Airy office, ideal for productivity. The SPACIOUS kitchen features a NEW fridge, a NEW dishwasher, and an abundance of Cupboards, Cabinets, and Countertops that streamline meal preparation. The CENTRAL Island, not only offers EXTRA storage, but also serves as a WELCOMING spot for quick snacks. The dining area is a perfect size for Family meals or intimate dinners with Friends, offering a practical use of space. The large, strategically placed windows allow SUNLIGHT to flood the



rooms, creating a CHEERFUL atmosphere throughout the day. The living room serves as the HEART of this home, highlighting a free-standing WOOD STOVE that adds to the ambiance of warm COZINESS, perfect for FAMILY TIME !! There is plenty of space for COMFORTABLE seating and furniture arrangements, WONDERFUL for family gatherings or relaxing afternoons. The VAULTED ceilings and expansive WINDOWS enhance the spaciousness throughout the residence. The SECOND bedroom, suitable for a NURSERY or GUESTS, is adjacent to the PRIMARY SUITE. This generous area occupies ONE END of the home and offers PRIVACY conducive to RELAXATION. It features a FULL ensuite with a bathtub and an L-shaped vanity providing ADDITIONAL storage space. The GLASS inserts integrated into the ensuite walls enhance the CALMING, spa-like elements. The home's MODERN layout maximizes EVERY square foot, ensuring FUNCTION < PRACTICALITY > AFFORDABILITY. Ideal for your FIRST HOME or an excellent DOWNSIZING OPTION !!

Built in 2001

### **Essential Information**

MLS® #	A2222614
Price	\$284,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.13
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Modular Home

Status	Active
--------	--------

## Community Information

Address	31 Noblefern Way
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

## Amenities

Parking Spaces	3
Parking	Parking Pad

## Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, WaterSense Fixture(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Wood Stove
Cooling	None
Basement	None

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

## Additional Information

Date Listed	May 26th, 2025
Days on Market	9
Zoning	R-3

## Listing Details

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

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

