

**42 Noblefern Way SW
Sundre, Alberta**

MLS # A2280431



\$365,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,506 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)		

Inclusions: Hot Tub

Welcome to easy, stylish living in Sundre. This fully updated 3 bedroom, 2 bathroom modular home offers 1,520 sq ft of bright, functional space, with extensive upgrades completed throughout the entire home. From the moment you step inside, the fresh drywall, new paint, updated trim, and cohesive finishes create a clean, polished feel that sets this property apart. The open concept main living area is warm and inviting, with skylights bringing in natural light and highlighting the new knockdown ceilings and shiplap feature walls in the living and dining spaces. The kitchen has been thoughtfully revamped with a large island, new stainless steel appliances, and updated finishes, offering plenty of room to cook, gather, and entertain with ease. The primary bedroom is a relaxing retreat with a walk in closet and a fully updated 4 piece ensuite. Two additional bedrooms and a second refreshed full bathroom offer flexibility for family, guests, or a home office. New luxury vinyl plank flooring runs throughout the home, along with drywall, updated baseboards, and casing for a clean, polished feel. Outside, the patio offers a comfortable place to spend time outdoors, with a retractable awning for shade and flexibility. Relaxing evenings in the new hot tub are easy to picture, while a gas BBQ line makes summer gatherings simple. The fully fenced yard includes back alley access and an extra parking pad perfect for an RV or trailer. The double detached garage is a standout feature with insulation, drywall, a heater, and 220 volt power. Whether you need storage, workspace, or a warm spot in the winter, this garage delivers. With thoughtful upgrades, a functional layout, RV parking, hot tub, and a finished garage, this move in ready home is a great opportunity in Sundre. If you're looking for a move in ready home with thoughtful updates already done, from the bright interior to the outdoor

spaces designed to be enjoyed, this one is worth seeing in person. Book your showing today and Let’s make YOUR dreams… Realty!