



GRASSROOTS
REALTY GROUP

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28 Noble Court SW
Medicine Hat, Alberta

MLS # A2239112



\$465,000

Division:	SW Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,275 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), Landscaped, Lawn, Tre		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Outdoor Cook Top

Tucked into a quiet court near the river, 28 Noble Court SW offers a rare blend of character, comfort, and natural beauty. From the moment you arrive, you'll be drawn in by the home's fun and welcoming curb appeal — emerald-toned siding, a cheerful pink front door, and mature trees framing the lot. Inside, this 1,275 sqft split-level is full of personality and thoughtful updates. The front entry is both stylish and smart, with built-in shelving, cabinets, and hooks to keep life organized. Vaulted ceilings and continuous vinyl plank flooring give the main floor a bright, open feel, anchored by a cozy wood-burning fireplace in the living room. The dining area features a charming light fixture and built-in bench seating with extra storage. The kitchen is quirky in the best way, with a custom fridge, new sink, built-in shelving, and a creative pantry nook. Step outside from here onto the deck and take in the stunning backyard — a true oasis. The star of the yard is the majestic poplar tree, towering above a beautifully landscaped space with a patio, built-in wood-burning fireplace, and grill area — perfect for evening fires, casual get-togethers, or moments of solitude. There's room to play, garden, or even install a hot tub (the wiring is ready!). You'll also find storage under the deck, a dog run, and privacy thanks to mature surrounding trees. Back inside, the lower level offers a convenient bedroom, an updated 3 pc bathroom, laundry with cabinetry, and access to both the backyard and single attached garage. Upstairs, 3 more bedrooms include a spacious primary with access to the beautifully renovated bathroom — a showstopper with a freestanding tub, chandelier, and custom black walnut vanity. The finished basement provides additional living space, another wood-burning fireplace, built-ins, and storage. Recent upgrades

include a new high-efficiency A/C unit for comfort and peace of mind. This home isn't cookie-cutter — and that's exactly what makes it special. With its vibrant style, smart layout, and one of the most enchanting backyards in town, 28 Noble Court is a home that truly stands out.