



GRASSROOTS
REALTY GROUP

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**28 Noble Court SW
Medicine Hat, Alberta**

MLS # A2246677



\$430,000

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

Floors: Carpet, Vinyl Plank

Roof: Shingle

Basement: Finished, Full

Exterior: Mixed

Foundation: Poured Concrete

Features: Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Soaking Tub, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-LD

Utilities: -

Inclusions: Outdoor Cook Top, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Central Vacuum/Attachments, Garage Door Opener

Tucked into a quiet court near the river, 28 Noble Court SW offers a harmonious blend of comfort, character, and natural beauty. From the moment you arrive, you'll appreciate the home's inviting curb appeal, with emerald-toned siding and mature trees framing the property. Inside, this 1,275 sqft split-level residence showcases thoughtful updates and quality finishes throughout. The entryway is both stylish and functional, featuring built-in shelving, cabinets, and hooks for optimal organization. Vaulted ceilings and continuous vinyl plank flooring create a bright, open atmosphere on the main floor, complemented by a cozy wood-burning fireplace in the living room. The kitchen offers a fresh and modern feel, complete with a custom fridge, new sink, built-in shelving, and a cleverly designed pantry nook. Step out onto the deck and discover a stunning backyard oasis. Highlighted by a majestic poplar tree, the beautifully landscaped yard features a patio, built-in wood-burning fireplace, and grill area—ideal for entertaining or relaxing in a tranquil setting. There's ample room for play, gardening, or even a future hot tub with pre-installed wiring. Additional features include under-deck storage, a dog run, and enhanced privacy provided by mature trees. The lower level includes a convenient bedroom, an updated three-piece bathroom, laundry with cabinetry, and access to both the backyard and the single attached garage. Upstairs, three additional bedrooms include a spacious primary suite with access to a beautifully renovated bathroom, featuring a freestanding tub, chandelier, and custom black walnut vanity. The finished basement offers additional living space, another wood-burning fireplace, built-ins, and storage. Recent upgrades include fresh, bright paint throughout, new carpet in some areas, and a new high-efficiency A/C

unit for year-round comfort. With its smart layout, quality finishes, and one of the most enchanting backyards in the area, 28 Noble Court SW is a truly exceptional place to call home.