



GRASSROOTS
REALTY GROUP

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517 Kipp Street
Nobleford, Alberta

MLS # A2252696



\$558,600

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,431 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Front Yard, Landscaped, Rectangular Lot, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: Shed (As Is)

Experience small-town charm paired with modern elegance in this immaculately kept 2020 modified bi-level, located in the welcoming community of Nobleford. With lower property taxes and only a 20-minute commute to Lethbridge, this home strikes the perfect balance between affordability, convenience, and quality living. From the moment you step inside, you'll notice the pride of ownership throughout. A bright, open layout with oversized windows creates a warm and inviting atmosphere, while the kitchen—featuring a striking quartz island, ample cabinetry, and thoughtful design—serves as the heart of the home. The primary retreat offers a private haven, complete with dual sinks, a tiled shower, and a generous walk-in closet. Upstairs, above the attached double garage, are two additional bedrooms and a full bathroom. The fully finished basement expands the living space with another bedroom, spacious family room, full bath, and a versatile office/flex room that can easily serve as a fifth bedroom. Designed for everyday comfort, the home also comes with central vacuum system roughed in for convenience. Outdoors, enjoy the lifestyle extras that set this property apart: RV parking, garden boxes, underground sprinkler system, a powered shed, and a covered deck with enclosed, wired storage beneath. This home is a true standout, offering modern style, functional features, and the peace of small-town living—all presented in pristine condition. Contact your REALTOR ® today to set up your showing!