



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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ASSOCIATE

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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                                                                                       | 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, 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.