



517 Kipp Street  
Nobleford, Alberta

MLS # A2277857

**\$544,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,431 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, Rectangular Lot, Underground Sprinkler		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

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!