



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

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

MLS # A2336850



\$439,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,138 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum, Tile
Roof:	Metal
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-LD
Utilities:	-

Inclusions: Washer, Dryer, Fridge, Stove, Dishwasher, Microwave, Fireplace in Living Room, Window Coverings, Shed + Yard Tools, C/A, Garage Door Opener, Ceiling Fans, Garage Shelving, Extra Flooring, Red Kitchen Phone

Welcome to 30 Noble Court SW! Tucked away in a quiet cul-de-sac just steps from the river, this lovely bungalow is a must-see and offers a truly unique blend of timeless character and thoughtful updates. The main floor has been beautifully updated throughout and features a huge front living room filled with massive windows and gorgeous hardwood floors. The living room flows seamlessly into the spacious dining room. The bright kitchen offers an abundance of white cabinetry, striking black-and-white flooring, and plenty of room for a breakfast table. Down the hall, you'll find a large laundry room with a sink and ample storage cabinets, an updated 4-piece bathroom and two comfortable bedrooms. The spacious primary bedroom features an updated 2-piece ensuite and dual closets, providing plenty of storage and convenience. Head downstairs and you'll be transported straight back to the 1970s! Meticulously preserved, the lower level showcases a huge recreation room with an authentic 70s wet bar, perfect for entertaining or enjoying a cozy night in. A 3-piece bathroom, large bedroom, and tons of additional storage complete this nostalgic and incredibly functional space. Outside, enjoy a fully fenced yard with patio space, perfect for relaxing or entertaining. A double attached garage provides plenty of room for vehicles and storage, while the durable metal roof and steel siding add peace of mind. Located in a peaceful cul-de-sac close to the river, this one-of-a-kind home offers character, updates, space, and a location that's hard to beat. Come see for yourself what makes 30 Noble Court SW so special! Average Utilities are \$270/month.