



GRASSROOTS
REALTY GROUP

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**314 Kipp Street
Nobleford, Alberta**

MLS # A2349414



\$260,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	1
Garage:	Attached Carport		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters		

Inclusions: Gas Stove, Refrigerator, Washer and Dryer, Refrigerator in Basement, Window coverings, Ceiling Fans, Shed.

A large lot, small-town living and an opportunity to make it your own! Welcome to 314 Kip Street in Nobleford, a raised bungalow situated on a generous 75' x 120-foot lot with rear alley access. With room to garden, this property offers plenty of potential for buyers ready to take on renovations and improvements. The main floor features three bedrooms, a full bathroom, a living room and a kitchen with a gas range with convection oven and a newer refrigerator. Downstairs, you'll find an additional bedroom and family room space, providing options for your future plans. Updates over the years include a metal roof, two exterior doors and a living room window. The home requires repairs and updating, making it an opportunity for someone with the skills and vision to bring new life to the property. Enjoy the appeal of a smaller community while staying within reach of city amenities. Located approximately 32 kilometres northwest of Lethbridge, Nobleford is home to Noble Central School, offering kindergarten through Grade 12. Local parks, playgrounds and walking paths provide opportunities to get outdoors, while the seasonal spray park, basketball court and outdoor fitness equipment add to the community's recreational appeal. From an evening stroll to an afternoon at the park, there is plenty to appreciate about life in Nobleford. Priced below assessed value! Contact your REALTOR® for more information and to arrange a showing.