

# \$430,000 - 28 Noble Court Sw, Medicine Hat

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MLS® #A2246677

## \$430,000

4 Bedroom, 2.00 Bathroom, 1,275 sqft

Residential on 0.14 Acres

SW Hill, Medicine Hat, Alberta

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.

Built in 1972

**Essential Information**

MLS® #	A2246677
Price	\$430,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,275
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	28 Noble Court Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4A3

**Amenities**

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Bookcases, Built-in Features, Soaking Tub, Vaulted Ceiling
Appliances	Dishwasher, Refrigerator, Stove
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, Wood
Has Basement	Yes
Basement	Finished, Full



### Exterior

Exterior Features	Dog Run, Storage
Lot Description	Back Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), Landscaped, Lawn, Treed
Roof	Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	August 6th, 2025
Zoning	R-LD

### Listing Details

Listing Office	CIR REALTY
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