

\$558,600 - 517 Kipp Street, Nobleford

MLS® #A2252696

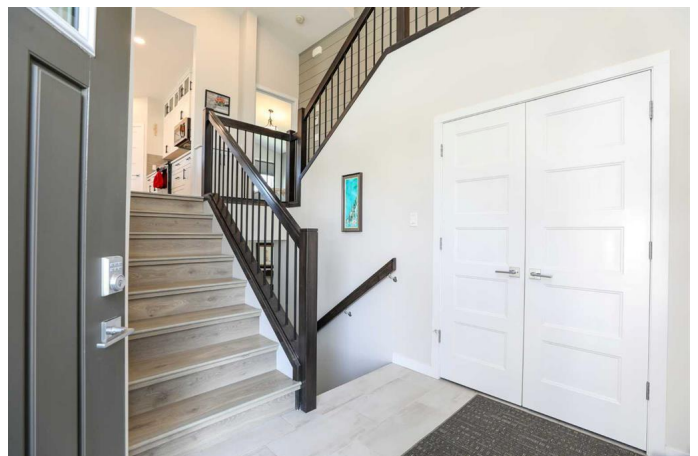
\$558,600

4 Bedroom, 3.00 Bathroom, 1,431 sqft

Residential on 0.17 Acres

NONE, Nobleford, Alberta

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!

Built in 2020

Essential Information

MLS® #	A2252696
Price	\$558,600
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,431
Acres	0.17
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	517 Kipp Street
Subdivision	NONE
City	Nobleford
County	Lethbridge County
Province	Alberta
Postal Code	T0L 1S0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Stove(s), Washer, Window Coverings, Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Landscaped, Rectangular Lot, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	68
Zoning	R-1

Listing Details

Listing Office	Braemore Management
----------------	---------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.