

\$389,900 - 24 Noble Court Sw, Medicine Hat

MLS® #A2166823

\$389,900

4 Bedroom, 2.00 Bathroom, 1,107 sqft

Residential on 0.13 Acres

SW Hill, Medicine Hat, Alberta

Welcome to your sanctuary in the picturesque Harlow neighbourhood, where this stunning 4-bedroom, 2-bathroom bi-level home offers the perfect blend of privacy, modern comforts, and a vibrant lifestyle. Nestled in a quiet court near the Windmill Garden Center, this property features an incredibly private backyard that invites you to unwind and enjoy nature. The area is perfect for outdoor enthusiasts, with easy access to trails and green spaces. Enjoy a beautiful river valley walk in less than a minute with easy access to the river from your new home. As you enter this lovely home, you're greeted by a gorgeous wood-burning brick fireplace and a large window that floods the living space with natural light. The main floor includes a spacious primary bedroom, a beautifully renovated four-piece bathroom with luxurious finishes, including a rainfall showerhead, and a second cozy bedroom. The modern kitchen has been enhanced with new countertops, a granite sink, and updated stainless steel appliances—perfect for the chef in the family. From the kitchen, step outside onto the beautiful covered deck with a natural gas BBQ hookup, a relaxing view of a variety of mature trees, and the soft sounds of nature. A side staircase leads to an additional seating area and parking pad behind your attached carport, providing ample space for all your outdoor needs. The charming shed has been recently repainted and shingled. The basement offers even more living space, featuring a large family room with a second



wood-burning brick fireplace, a wet bar with a bar fridge, and two additional bedrooms. An updated three-piece bathroom and a dedicated laundry area add to the convenience of this level. With two separate accesses outdoors from the lower level, this space creates many opportunities, whether for guests, a home office, or additional family living. The backyard is truly an oasis, featuring a hot tub nestled next to the bar in the walkout basement; ideal for relaxation and entertaining. Recent upgrades, including new mulch and raised flower beds, make your outdoor space perfect for gardening or simply enjoying the sky full of stars at night.

Built in 1972

Essential Information

MLS® #	A2166823
Price	\$389,900
Sold Price	\$385,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,107
Acres	0.13
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	24 Noble Court Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4A3

Amenities

Parking Spaces	4
Parking	Attached Carport, Off Street,

Interior

Interior Features	Bar, Ceiling Fan(s), No Ani Entrance
Appliances	Bar Fridge, Central Air Cond Refrigerator, Washer/Dryer, V
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finis

Exterior

Exterior Features	Balcony, Barbecue, Private E
Lot Description	Back Yard, Front Yard, Law Sprinklers
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2024
Date Sold	October 2nd, 2024
Days on Market	12
Zoning	R-LD
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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