

# \$450,000 - 426 12 Street, Nobleford

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MLS® #A2219682

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,089 sqft

Residential on 0.12 Acres

NONE, Nobleford, Alberta

Nestled at the end of a quiet road, this beautifully maintained 4-bedroom, 3-bathroom home in Nobleford offers the perfect blend of comfort, privacy, and small-town charm. With no neighbors to the east—just open farmers’ fields—you’ll enjoy stunning sunrises and peaceful views from your east-facing side deck.

Inside, the home is thoughtfully laid out and well cared for, featuring a spacious living area, a functional kitchen, and comfortable bedrooms for the whole family. The attached super single garage offers ample storage and room for hobbies or tools, making it a practical addition to your day-to-day life.

Step outside to a well-manicured yard equipped with a full underground sprinkler system and a productive garden area—perfect for those with a green thumb. Located just a short walk from the park and playground, this home is ideal for families or anyone looking for a quiet and friendly community to call home.

Don’t miss your chance to own a move-in-ready property in one of Southern Alberta’s most welcoming towns.

Built in 2020

## Essential Information



MLS® #	A2219682
Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,089
Acres	0.12
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	426 12 Street
Subdivision	NONE
City	Nobleford
County	Lethbridge County
Province	Alberta
Postal Code	T0L 1S0

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Lighting, Private Yard, Misting System
Lot Description	City Lot, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level,

	Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	5
Zoning	Residential

### **Listing Details**

Listing Office	Grassroots Realty Group
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