

# \$849,900 - 17 Lookout Drive, Nobleford

MLS® #A2250419

**\$849,900**

5 Bedroom, 3.00 Bathroom, 1,817 sqft

Residential on 2.55 Acres

NONE, Nobleford, Alberta

Here's your chance to own a great acreage with 2.55 acres just 20 minutes away from Lethbridge! Welcome to 17 Lookout Drive in Nobleford – this bungalow home is full of great features. The main level is nice and spacious with lots of natural light. The primary bedroom is complete with a walk-in closet and 3pc ensuite, and it will certainly be a great place to relax. A real standout of this home is the kitchen, which has tons of room for nightly cooking and all the appliances you need. The dining room and living room on this level are both perfect for entertaining or hanging out with the family. There's another bedroom on this level as well as a 4pc bathroom and laundry. The den at the front of the house is perfect for curling up and reading a book. Moving downstairs, you have a huge recreation room, three more bedrooms, and another 3pc bathroom. There's also a dedicated storage area and a utility room. The attached garage is spacious enough for a couple of cars, and there's still room to have a gym or anything you want in there. Outside, you have a great patio area, a big green space, a large shop, and a Quonset. This property has it all! Don't let this one slip by – contact your favourite REALTOR® today.

Built in 2014

## Essential Information

MLS® #

A2250419



|                |                                  |
|----------------|----------------------------------|
| Price          | \$849,900                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,817                            |
| Acres          | 2.55                             |
| Year Built     | 2014                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 17 Lookout Drive  |
| Subdivision | NONE              |
| City        | Nobleford         |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T0L 1S0           |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Breakfast Bar, Central Vacuum, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                         |
| Cooling           | Central Air                                                                                        |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Wood Burning                                                                                       |
| Has Basement      | Yes                                                                                                |
| Basement          | Finished, Full                                                                                     |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard, Storage |
|-------------------|-----------------------|

|                 |                                                                                       |
|-----------------|---------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Underground Sprinklers |
| Roof            | Metal                                                                                 |
| Construction    | Wood Frame                                                                            |
| Foundation      | Poured Concrete                                                                       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 4                 |
| Zoning         | RESI              |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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