

# \$549,900 - 517 Kipp Street, Nobleford

MLS® #A2252696

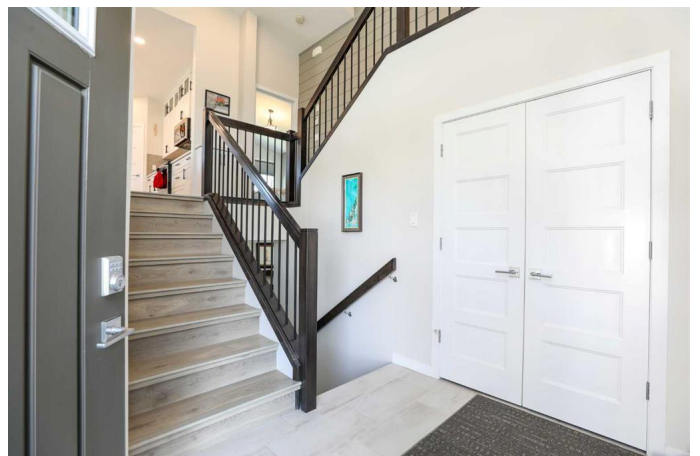
**\$549,900**

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 Â® today to set up your showing!

Built in 2020

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2252696          |
| Price          | \$549,900         |
| 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        | Full     |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 69                |
| Zoning         | R-1               |

### Listing Details

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

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