

**24 Noble Court SW  
Medicine Hat, Alberta**

**MLS # A2166823**



## \$389,900

<b>Division:</b>	SW Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,107 sq.ft.	<b>Age:</b>	1972 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Off Street, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Many Trees, Underground Sprink		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-LD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** Fridge, Gas Stove, B/I Microwave, Dishwasher, Washer/Dryer, Window Coverings, Black Stand in Basement Bedroom, Shed, Hot Tub, Bar Fridge, three large mirrors above the bar in the basement

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.