

# \$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 | 1             |
| Zoning         | Residential   |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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