

# \$975,000 - 302 King Street, Nobleford

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MLS® #A2230649

**\$975,000**

4 Bedroom, 3.00 Bathroom, 3,630 sqft

Residential on 1.30 Acres

NONE, Nobleford, Alberta

The Noble House is a magnificent property located in the heart of Nobleford. This estate was built in 1917 by the Noble family and the community developed around. This Craftsman style home is surrounded by mature trees and over an acre of privacy. From the grand driveway into the yard to the covered entrance to the home, there were no expenses spared when this property was built. The historical value of the property is priceless. Inside, the rooms are very generous with ample places to relax or entertain guests. The grand dining room and sitting rooms throughout have shared over a century of stories and still welcomes you for more! The detail in all of the woodwork through the home needs to be seen to appreciate. From the built in china cabinet to the multiple book shelves and picture rails, it is a must see. This property has been designated a Municipal Historic Resource and as such is eligible for annual government grants to maintain it's condition. This iconic estate is important to the town of Nobleford and the surrounding community. Truly a magnificent home. Connect with your REALTOR® for a viewing.



Built in 1917

## Essential Information

MLS® # A2230649

Price \$975,000

|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 3,630                            |
| Acres          | 1.30                             |
| Year Built     | 1917                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 302 King Street   |
| Subdivision | NONE              |
| City        | Nobleford         |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T0L 1S0           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 10                     |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | Bookcases, Chandelier, Crown Molding, High Ceilings |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer          |
| Heating           | Boiler, Natural Gas                                 |
| Cooling           | None                                                |
| Fireplace         | Yes                                                 |
| # of Fireplaces   | 1                                                   |
| Fireplaces        | Wood Burning                                        |
| Has Basement      | Yes                                                 |
| Basement          | Partial, Partially Finished                         |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Landscaped, Many Trees, Private |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 51              |
| Zoning         | Residential R-1 |

### **Listing Details**

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal Lepage South Country - Lethbridge |
|----------------|-----------------------------------------|

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