

# \$535,000 - 222 Noble Street, Nobleford

MLS® #A2225812

## \$535,000

3 Bedroom, 3.00 Bathroom, 1,719 sqft  
Residential on 0.26 Acres

NONE, Nobleford, Alberta

This fully renovated 2-storey home offers 3 bedrooms, 3 bathrooms, and a massive 40' x 30' heated shop with oversized doors. It's perfect for mechanics, welders, or carpenters looking to work from home.

The main floor features a spacious living room, dining area, functional kitchen with a corner pantry, bathroom, and convenient laundry room. Upstairs, you'll find the primary suite with a full ensuite, plus two additional bedrooms and another full bathroom. An ideal layout for families.

Outside, the double lot includes a brand-new concrete patio with a gazebo, a gas line to the firepit, underground sprinklers, and plenty of room to enjoy. Nearly everything has been updated within the past five years, including windows, exterior doors, roof, furnace, and hot water tank.

A move-in ready family home with incredible space, comfort, and a shop that truly sets it apart. This one's a must-see!

Built in 1948

## Essential Information

MLS® #	A2225812
Price	\$535,000
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,719
Acres	0.26
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	222 Noble Street
Subdivision	NONE
City	Nobleford
County	Lethbridge County
Province	Alberta
Postal Code	T0L 1S0

### Amenities

Parking Spaces	6
Parking	Quad or More Detached

### Interior

Interior Features	Breakfast Bar, High Ceilings, Pantry, See Remarks, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Garden, Other, Playground, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Gazebo, Lawn, Other
Roof	Asphalt Shingle
Construction	Other
Foundation	Block

### Additional Information

Date Listed	May 29th, 2025
Days on Market	22
Zoning	R

## **Listing Details**

Listing Office	REAL BROKER
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