

# \$650,000 - 207 Milnes Street Nobleford Street, Nobleford

MLS® #A2262670

**\$650,000**

6 Bedroom, 3.00 Bathroom, 1,936 sqft

Residential on 0.26 Acres

NONE, Nobleford, Alberta

This Nobleford home was beautifully renovated just a few years ago, creating a modern, comfortable, and spacious retreat for families of any size. Featuring 6 bedrooms, 2.5 bathrooms, a double heated attached garage, and detached 23'x28' shop. This property offers incredible versatility and convenience—all set on a massive .25-acre double lot in a quiet neighborhood in Nobleford.

Step inside to discover an inviting open-concept main floor with recessed lighting, large windows, and a bright living and dining area perfect for hosting or relaxing. The upgraded kitchen boasts new appliances, cabinetry with tons of cupboard space, and a central island that makes meal prep a breeze. This home also features a spacious mudroom tucked neatly off the garage, offering excellent storage and functionality, right next to a private home office—ideal for today's busy lifestyles. Recent upgrades include a newer furnace, roof, water tank, carpet, trims, kitchen, and more, providing both style and peace of mind. Upstairs, three bedrooms surround a central landing with storage and a full bath, while the primary suite offers a walk-in closet and private ensuite. The fully finished lower level includes two additional bedrooms, a full bath, and a large storage area.

Outside, the detached shop will be a delight for anyone needing extra storage or maybe a collector needing additional storage or



workspace. The property's massive backyard is complete with a huge deck for entertaining, garden space, firepit, play area, and drip irrigation for trees and shrubs. With plenty of parking, a school nearby, and ample space both inside and out, this Nobleford gem combines small-town charm with modern upgrades and family-friendly living.

Built in 1955

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262670    |
| Price          | \$650,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,936       |
| Acres          | 0.26        |
| Year Built     | 1955        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                                    |
|-------------|------------------------------------|
| Address     | 207 Milnes Street Nobleford Street |
| Subdivision | NONE                               |
| City        | Nobleford                          |
| County      | Lethbridge County                  |
| Province    | Alberta                            |
| Postal Code | T0L1S0                             |

**Amenities**

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 7                                                          |
| Parking        | Double Garage Attached, Double Garage Detached, Off Street |
| # of Garages   | 5                                                          |

**Interior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Pantry, Storage                                                                |
| Appliances        | Central Air Conditioner, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                     |
| Cooling           | Central Air                                                                    |
| Has Basement      | Yes                                                                            |
| Basement          | Finished, Full                                                                 |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage |
| Lot Description   | Back Lane, Back Yard                    |
| Roof              | Asphalt Shingle                         |
| Construction      | Concrete, Wood Siding                   |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 30                |
| Zoning         | R                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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