

\$694,900 - 314 5 Avenue, Nobleford

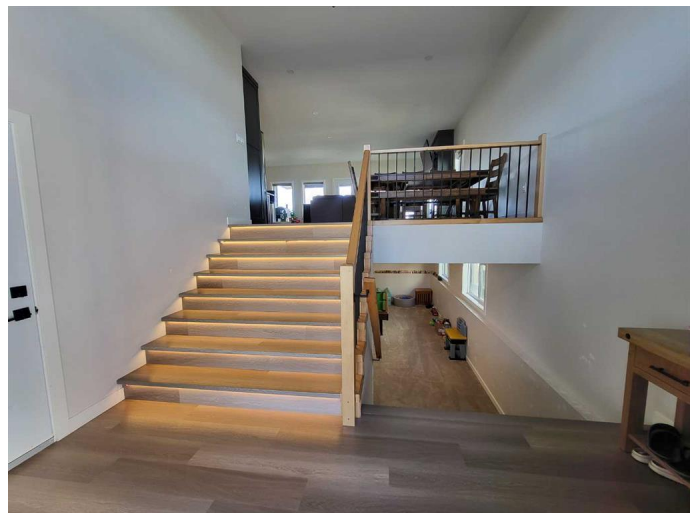
MLS® #A2259237

\$694,900

5 Bedroom, 3.00 Bathroom, 1,876 sqft
Residential on 0.17 Acres

NONE, Nobleford, Alberta

Discover exquisite living in the charming community of Nobleford with this custom-built home, offering 1,876 sq ft of luxurious space, featuring 5 bedrooms and 3 bathrooms. Located just a 30-minute drive north of Lethbridge. Nobleford boasts a K-12 school, churches, a couple of restaurants, a convenience store, and a spray park. Plus, enjoy the benefits of low taxes. This property showcases impressive curb appeal with modern finishes, numerous large windows, a grand driveway, and a triple car attached garage accessible from the main entrance. The heated garage is equipped with water hookups and a floor drain, making it an ideal workshop for your projects while still providing ample parking space. Step inside to find the home of your dreams, greeted by grand, wide staircases accentuated with built-in lighting. On the main level, youâ€™™ll discover a high-end kitchen, a cozy living room, and an inviting dining area. The kitchen features striking charcoal cabinetry paired with a crisp white subway tile backsplash, under-cabinet lighting, stainless steel appliances, and a large, durable black sink. Enjoy casual meals at the island with bar stool seating, and take advantage of the convenient pot-filling tap at the stove. A spacious pantry just off the kitchen is perfect for storing small appliances and food supplies. The bright and airy living room exudes warmth with a stunning electric fireplace. The main floor also includes a well-appointed 4-piece bathroom and two



generous-sized bedrooms. Ascend to the master suite located above the garage, a perfect retreat after a long day, featuring an impressive walk-through closet that leads to a luxurious ensuite. This ensuite offers a tranquil escape with a custom-tiled walk-in shower illuminated by LED lighting. The downstairs area feels more like a sunlit living space than a basement, complete with a large family room, two additional bedrooms, a storage room, and a spacious laundry room with a sink. Step outside to a generous back deck, perfect for entertaining, featuring textured concrete decking, a gas BBQ hookup, and a gas heater hookup, with enclosed storage underneath. Both front and back yards are equipped with underground sprinklers, and the home boasts modern comforts such as air conditioning, a zoned furnace, a built-in \$1,000 commercial cell booster, and a security system. This exceptional property has it all—the only thing missing is you!

Built in 2024

Essential Information

MLS® #	A2259237
Price	\$694,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,876
Acres	0.17
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	314 5 Avenue
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Subdivision	NONE
City	Nobleford
County	Lethbridge County
Province	Alberta
Postal Code	T0L 1S0

Amenities

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Chandelier, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Smart Home, Storage, Suspended Ceiling, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle, Insert
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Metal Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Zoning	R1

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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