

\$399,995 - 12863 Lignite Dr., Nampa

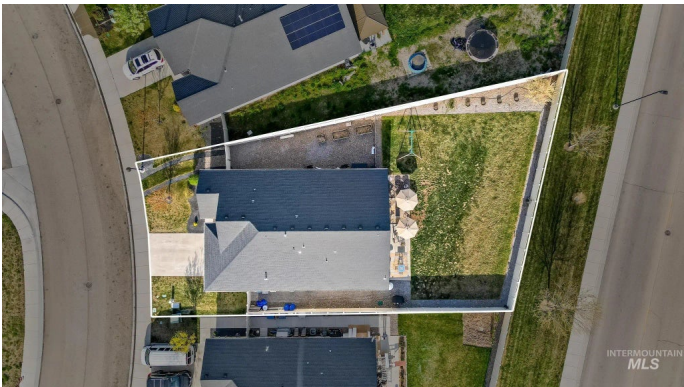
MLS® #98954109

\$399,995

3 Bedroom, 2.00 Bathroom, 2,025 sqft
Residential on 0.23 Acres

Peregrine Estates, Nampa, ID

Step into comfort, style, and functionality in this beautifully maintained home nestled in one of Nampa’s most desirable neighborhoods. Located on a quiet street, this property offers the perfect blend of modern living and small-town charm – ideal for families, first-time buyers, or anyone looking for a peaceful retreat without sacrificing convenience. Boasting 3 beds, 2 baths, a flex space and over 2000 SF, this home features an open-concept floor plan filled with natural light, spacious living areas, and a kitchen that’s both elegant and practical – complete with sleek countertops, ample cabinetry, and black appliances. The upgraded smart home features throughout (switches, thermostat, garage door and ring door bell) are sure to impress. Outside you’ll find a fully fenced backyard, nice landscaping, extended patio, and RV Parking. Located right across from Lakevue Elementary, parks, and shopping with easy freeway access this home checks all the boxes for location, lifestyle, and livability.



Built in 2019

Essential Information

MLS® #	98954109
Price Per SQFT	\$198
Bedrooms	3
Bathrooms	2.00

Square Footage	2,025
Acres	0.23
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	12863 Lignite Dr.
Area	Nampa NW (51) - 1270
Subdivision	Peregrine Estates
City	Nampa
County	Canyon
State	ID
Zip Code	83651
Builder	CBH Homes

Amenities

Utilities	Sewer Connected
Parking Spaces	2
Parking	Attached, RV Access/Parking
# of Garages	2
RV/Boat Parking	Yes
Golf Course	N

Interior

Interior Features	Bath-Master, Bed-Master Main Level, Rec/Bonus, Walk-In Closet(s), Breakfast Bar, Pantry
Appliances	Gas Water Heater, Dishwasher, Disposal, Microwave, Oven/Range Freestanding, Refrigerator, Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Stories	One
Primary On Main	Yes

Exterior

Lot Description	10000 SF - .49 AC, R.V. Parking, Sidewalks, Auto Sprinkler System, Drip Sprinkler System, Full Sprinkler System, Pressurized Irrigation Sprinkler System
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Roof	Composition
School Information	
District	Vallivue School District #139
Elementary	Lakevue
Middle	Summitvue
High	Vallivue

Additional Information

Date Listed	July 10th, 2025
Days on Market	75
HOA Fees	\$525
HOA Fees Freq.	Annually
Property Taxes	\$1,895
Tax Year	2024
Office	Silvercreek Realty Group
Contact Info	broker@silvercreekrealty.com

Listing Details

Listing Office	Silvercreek Realty Group
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Listing information last updated on October 12th, 2025 at 3:48am MDT