

# \$469,000 - 313 Blayney Avenue, Barons

MLS® #A2215985

**\$469,000**

4 Bedroom, 2.00 Bathroom, 2,595 sqft

Residential on 0.43 Acres

NONE, Barons, Alberta

Stunning Bungalow on Half an Acre in Barons, Alberta! This immaculate 2,500+ sq ft bungalow sits on nearly half an acre in the quiet community of Barons. Inside, you'll find an open-concept layout filled with natural light, hardwood floors, and a cozy wood-burning stove. The kitchen boasts granite counters, custom cabinetry, gas stove, large island, and a hidden walk-in pantry. The spacious primary suite features a walk-in closet and 5pc ensuite. Other highlights include main-floor laundry, newer A/C, EcoBee thermostat, central vac, and a den that doubles as an office or extra bedroom. Enjoy a double garage, RV parking with plug-in, and tons of space to build or play.

Peace, space, and small-town charm—this home has it all!

Built in 2012

## Essential Information

MLS® #	A2215985
Price	\$469,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,595
Acres	0.43
Year Built	2012
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	313 Blayney Avenue
Subdivision	NONE
City	Barons
County	Lethbridge County
Province	Alberta
Postal Code	T0L 0G0

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Basement	None

### Exterior

Exterior Features	None
Lot Description	Open Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

### Additional Information

Date Listed	April 30th, 2025
Days on Market	28
Zoning	RL

### Listing Details

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.