

# \$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 | 31               |
| Zoning         | RL               |

### Listing Details

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