

**301 Noble Street  
Barons, Alberta**

**MLS # A2275285**



**\$235,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	1938 (88 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

**Heating:** Forced Air

**Water:** -

**Floors:** Hardwood, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Partial

**LLD:** -

**Exterior:** Wood Siding

**Zoning:** R

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Storage

**Inclusions:** fridge, stove, washer, dryer

Step inside this refreshed home in the peaceful Village of Barons &mdash; just 30 minutes from Lethbridge! Recently updated with new flooring, fresh paint inside and out, and a brand-new roof, this home perfectly blends vintage character with modern comfort. The main floor offers two inviting bedrooms, a bright living area ideal for relaxing or entertaining, and a spacious kitchen ready for your next gathering. Upstairs, a versatile bonus space with classic charm awaits your creativity &mdash; guest suite, home office, playroom, or studio! Outside, enjoy the large corner lot complete with a detached double garage, mature trees, and room to garden, play, or simply unwind. If you've been dreaming of small-town living with modern updates and a welcoming community, this move-in-ready gem is waiting for you!