



Anne French
Your REALTOR®
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301 Noble Street
Barons, Alberta

MLS # A2305857



\$199,900

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