



Anne French
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321 Noble Street
Barons, Alberta

MLS # A2315406



\$169,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	852 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	None	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, washer, dryer, window coverings, wall AC unit, garage door opener

Welcome to Barons, a quiet village where land is still affordable and the pace of life feels like it used to everywhere. This mobile home sits on a fully owned double lot (no lot fees), which is genuinely hard to find at this price point. The current owners have put real care into freshening it up over the past year: new paint, updated trim, new carpet, and a refreshed bathroom. The open-concept kitchen and living room are bright and welcoming, with large windows that bring in plenty of natural light. The layout includes 2 bedrooms, a cheater ensuite off the primary, a dedicated laundry and storage area, and mudrooms at both the front and back entrances. These thoughtful details make everyday living easier. Outside, the double lot gives you real space to work with: room for a garden, a fire pit, a proper BBQ setup, or just room to breathe. The detached heated garage is a standout feature on its own, and the hobby space tucked inside is a bonus that buyers will love. Alley access rounds out the practicality. Whether you're stepping into ownership for the first time or looking for a simpler chapter in a tight-knit community, this one is worth a closer look.