



GRASSROOTS
REALTY GROUP

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**313 Blayney Avenue
Barons, Alberta**

MLS # A2215985



\$469,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,595 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.43 Acre		
Lot Feat:	Open Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	15-12-23-W4
Exterior:	Vinyl Siding	Zoning:	RL
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	Window Coverings		

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!