



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**133 Noble Street  
Barons, Alberta**

**MLS # A2275120**



**\$270,000**

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,327 sq.ft.	Age:	1945 (80 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard		

**Heating:** Forced Air

**Floors:** Hardwood

**Roof:** Metal

**Basement:** Partial

**Exterior:** Concrete, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Res

**Utilities:** -

**Inclusions:** N/A

Welcome to this charming character home in the quiet village of Barons! Full of warmth and charm, this inviting property offers thoughtful updates including a new furnace and some newer windows for added comfort and efficiency. The functional layout features 3 bedrooms, 2 bathrooms, and convenient main floor laundry, making everyday living a breeze. Relax and soak up the sunny Southern Alberta summers in the bright sunroom, a perfect spot for morning coffee or evening unwinding. Situated on a huge corner lot, this home provides plenty of outdoor space and is just a stone's throw from the school, making it ideal for families or those seeking a peaceful small-town lifestyle. A wonderful opportunity to own a cozy home with character in a welcoming community!