



**301 Noble Street
Barons, Alberta**

MLS # A2275285



\$215,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| 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

Floors: Hardwood, Vinyl

Roof: Asphalt Shingle

Basement: Partial

Exterior: Wood Siding

Foundation: Poured Concrete

Features: Built-in Features, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R

Utilities: -

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!