



GRASSROOTS
REALTY GROUP

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**110 Blayney Avenue
Barons, Alberta**

MLS # A2208151

\$629,900



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,716 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	9.79 Acres		
Lot Feat:	Open Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	16-12-23-W4
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Wood	Utilities:	-
Features:	Bookcases, Kitchen Island, Open Floorplan, Storage		

Inclusions: N/A

Large 1716 sq. ft. Bungalow with double attached garage & 40' X 60' Quonset on 9.79 acres situated in the VILLAGE OF BARONS. THE HOUSE IS ON MUNICIPAL WATER & SEWER. Huge open layout on the main & lower floors. Two very large bedrooms up & two more down. The main floor features a great room with cozy gas fireplace, patio door access to a large deck & expansive views to the north, south & east. The kitchen features oak cabinetry, an island with butcher block counter top, a window overlooking the yard & a country style dining area. The conveniently located main floor laundry room includes a sink & a side door access to the back yard. The main floor bathroom is wheel chair friendly & includes a large corner soaker tub, an oversize low barrier shower stall, a long vanity & two linen cupboards. The lower-level development is partially completed & includes a huge family room with pool table, satellite dish, 2 bedrooms, a 3 piece bath with shower & a room that was originally set up for crafting to accommodate a kiln & pottery throwing with rough-in for water and 220 & 110 wiring. Looking for country living, with expansive views & city convenience - then this could be the home for you! Only 10 minutes to shopping, restaurants & a quick commute to Lethbridge. ENJOY THE INCOME FROM THE YEARLY CROP.