

# \$399,000 - 123 Blayney Avenue, Barons

MLS® #A2264551

**\$399,000**

4 Bedroom, 3.00 Bathroom, 1,317 sqft

Residential on 0.60 Acres

NONE, Barons, Alberta

Welcome to the village of Barons where tranquility meets convenience. This charming home is nestled on a generous .60 acre lot, offering a peaceful escape while still being just 30 mins from Lethbridge. The residence has been well cared for and it shows. Boasting 3 bedrooms, an office, 4 pce bath which could be used as an ensuite to the primary bedroom, as well as another 3 pce bath. The living room has a large bay window which floods the space with loads of natural sunlight and is large enough to accommodate everyone for a movie night or family gathering. The kitchen has recently been updated with cream cabinets and new plank flooring. Downstairs, the space has almost been completed and offers alot of potential depending on your needs. Currently, features a 3 pce bath, additional bedroom and a convenient laundry utility room. The door to the basement can either serve to close off the basement space or swing it the other way to close off the closet space. The exterior of the property is equally impressive, featuring a large double car garage wired for 220 amps, additionally you will find two other sheds on the property, one of which is uniquely equipped with water, electricity and air conditioning, making it an ideal space for a workshop, she/him shed or even a studio. You can have your own chickens in the chicken coupe that is provided a, greenhouse and garden for all of you that have a green thumb. Enjoy the covered and enclosed sunroom where you can enjoy the



scenery all year round. The yard is very private and comes with two water sources, one is currently used for the home and the other for outside watering. Come experience the perfect blend of functionality and serenity that this property has to offer.

Built in 1976

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264551    |
| Price          | \$399,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,317       |
| Acres          | 0.60        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 123 Blayney Avenue |
| Subdivision | NONE               |
| City        | Barons             |
| County      | Lethbridge County  |
| Province    | Alberta            |
| Postal Code | T0L 0G0            |

**Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 4                                     |
| Parking        | Double Garage Detached, Drive Through |
| # of Garages   | 2                                     |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garburator, Microwave, |

|              |                                                              |
|--------------|--------------------------------------------------------------|
|              | Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating      | Forced Air                                                   |
| Cooling      | Central Air                                                  |
| Has Basement | Yes                                                          |
| Basement     | Full                                                         |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Garden, Other, Private Yard, Storage                          |
| Lot Description   | Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Private |
| Roof              | Asphalt Shingle                                               |
| Construction      | Mixed                                                         |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 20                 |
| Zoning         | R!                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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