

# \$629,900 - 110 Blayney Avenue, Barons

MLS® #A2208151

**\$629,900**

4 Bedroom, 2.00 Bathroom, 1,716 sqft

Residential on 9.79 Acres

NONE, Barons, Alberta

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.

Built in 1992



## Essential Information

MLS® #	A2208151
Price	\$629,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,716
Acres	9.79
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	110 Blayney Avenue
Subdivision	NONE
City	Barons
County	Lethbridge County
Province	Alberta
Postal Code	T0L 0G0

## Amenities

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bookcases, Kitchen Island, Open Floorplan, Storage
Appliances	Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Storage
-------------------	---------

Lot Description	Private, Open Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	19
Zoning	R-1

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.