

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

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	22
Zoning	R-1

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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