

# \$469,000 - 313 Blayney Avenue, Barons

MLS® #A2215985

**\$469,000**

4 Bedroom, 2.00 Bathroom, 2,595 sqft

Residential on 0.43 Acres

NONE, Barons, Alberta

Stunning Bungalow on Half an Acre in Barons, Alberta! This immaculate 2,500+ sq ft bungalow sits on nearly half an acre in the quiet community of Barons. Inside, you'll find an open-concept layout filled with natural light, hardwood floors, and a cozy wood-burning stove. The kitchen boasts granite counters, custom cabinetry, gas stove, large island, and a hidden walk-in pantry. The spacious primary suite features a walk-in closet and 5pc ensuite. Other highlights include main-floor laundry, newer A/C, EcoBee thermostat, central vac, and a den that doubles as an office or extra bedroom. Enjoy a double garage, RV parking with plug-in, and tons of space to build or play.

Peace, space, and small-town charm—this home has it all!

Built in 2012

## Essential Information

MLS® #	A2215985
Price	\$469,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,595
Acres	0.43
Year Built	2012
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	313 Blayney Avenue
Subdivision	NONE
City	Barons
County	Lethbridge County
Province	Alberta
Postal Code	T0L 0G0

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Basement	None

### Exterior

Exterior Features	None
Lot Description	Open Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

### Additional Information

Date Listed	April 30th, 2025
Days on Market	5
Zoning	RL

### Listing Details

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