

**133 Noble Street
Barons, Alberta****MLS # A2275120****\$270,000**

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,476 sq.ft.	Age:	1945 (81 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	Res
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to this charming character home in the quiet village of Barons! Full of warmth and charm, this inviting property offers thoughtful updates including a new furnace and some newer windows for added comfort and efficiency. The functional layout features 3 bedrooms, 2 bathrooms, and convenient main floor laundry, making everyday living a breeze. Relax and soak up the sunny Southern Alberta summers in the bright sunroom, a perfect spot for morning coffee or evening unwinding. Situated on a huge corner lot, this home provides plenty of outdoor space and is just a stone's throw from the school, making it ideal for families or those seeking a peaceful small-town lifestyle. A wonderful opportunity to own a cozy home with character in a welcoming community!