

**301 Noble Street  
Barons, Alberta****MLS # A2275285****\$250,000**

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<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	1938 (88 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

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<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		
<b>Inclusions:</b>	fridge, stove, washer, dryer		

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Step inside this refreshed home in the peaceful Village of Barons — just 30 minutes from Lethbridge! Recently updated with new flooring, fresh paint inside and out, and a brand-new roof, this home perfectly blends vintage character with modern comfort. The main floor offers two inviting bedrooms, a bright living area ideal for relaxing or entertaining, and a spacious kitchen ready for your next gathering. Upstairs, a versatile bonus space with classic charm awaits your creativity — guest suite, home office, playroom, or studio! Outside, enjoy the large corner lot complete with a detached double garage, mature trees, and room to garden, play, or simply unwind. If you've been dreaming of small-town living with modern updates and a welcoming community, this move-in-ready gem is waiting for you!