

\$399,000 - 123 Blayney Avenue, Barons

MLS® #A2264551

\$399,000

4 Bedroom, 3.00 Bathroom, 1,317 sqft

Residential on 0.60 Acres

NONE, Barons, Alberta

Welcome to the village of Barons where tranquility meets convenience. This charming home is nestled on a generous .60 acre lot, offering a peaceful escape while still being just 30 mins from Lethbridge. The residence has been well cared for and it shows. Boasting 3 bedrooms, an office, 4 pce bath which could be used as an ensuite to the primary bedroom, as well as another 3 pce bath. The living room has a large bay window which floods the space with loads of natural sunlight and is large enough to accommodate everyone for a movie night or family gathering. The kitchen has recently been updated with cream cabinets and new plank flooring. Downstairs, the space has almost been completed and offers alot of potential depending on your needs. Currently, features a 3 pce bath, additional bedroom and a convenient laundry utility room. The door to the basement can either serve to close off the basement space or swing it the other way to close off the closet space. The exterior of the property is equally impressive, featuring a large double car garage wired for 220 amps, additionally you will find two other sheds on the property, one of which is uniquely equipped with water, electricity and air conditioning, making it an ideal space for a workshop, she/him shed or even a studio. You can have your own chickens in the chicken coupe that is provided a, greenhouse and garden for all of you that have a green thumb. Enjoy the covered and enclosed sunroom where you can enjoy the



scenery all year round. The yard is very private and comes with two water sources, one is currently used for the home and the other for outside watering. Come experience the perfect blend of functionality and serenity that this property has to offer.

Built in 1976

Essential Information

MLS® #	A2264551
Price	\$399,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,317
Acres	0.60
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	123 Blayney Avenue
Subdivision	NONE
City	Barons
County	Lethbridge County
Province	Alberta
Postal Code	T0L 0G0

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Drive Through
# of Garages	2

Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garburator, Microwave,

	Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Other, Private Yard, Storage
Lot Description	Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Private
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	7
Zoning	R!

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.