

# \$149,900 - 321 Noble Street, Barons

MLS® #A2211336

**\$149,900**

2 Bedroom, 1.00 Bathroom, 834 sqft

Residential on 0.13 Acres

NONE, Barons, Alberta

Looking for an affordable homeownership opportunity with space to enjoy? Welcome to Barons, where this mobile home sits on a fully owned double lot—no lot fees, which is a huge bonus at this price!

Inside, you'll find a bright, open-concept kitchen and living room with large windows that let in plenty of natural light. The layout includes 2 bedrooms, a cheater ensuite off the primary bedroom, a laundry/storage area, and mudrooms at both the front and back for added function and storage.

The 14x26 detached heated garage is a standout feature, complete with a man/woman cave tucked inside—great for hobbies or hangouts. The spacious yard with alley access offers room for BBQing, gardening, or simply relaxing in your own space.

Photos were taken prior to rental use, and a \$2,500 flooring allowance is included, giving you the freedom to update and make it your own.

This is a great opportunity to step into homeownership with land in a quiet village setting.

Built in 1968

## Essential Information



MLS® #	A2211336
Price	\$149,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	834
Acres	0.13
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### **Community Information**

Address	321 Noble Street
Subdivision	NONE
City	Barons
County	Lethbridge County
Province	Alberta
Postal Code	T0L 0G0

### **Amenities**

Utilities	Electricity Available, Natural Gas Available, Phone Available
Parking Spaces	3
Parking	Driveway, Heated Garage, Parking Pad

### **Interior**

Interior Features	Open Floorplan
Appliances	Gas Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Storage
Lot Description	Standard Shaped Lot
Roof	Metal
Construction	Vinyl Siding
Foundation	None

**Additional Information**

Date Listed	April 12th, 2025
Days on Market	26
Zoning	UNKNOWN

**Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

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