

# \$299,000 - 108 Brainard Street, Barons

MLS® #A2218285

## \$299,000

4 Bedroom, 2.00 Bathroom, 1,186 sqft

Residential on 0.17 Acres

NONE, Barons, Alberta

Lots of value in this one! This peach is located in the quiet community of Barons. The home itself was moved onto a new basement in 2017 and renovated extensively. This 2+2 bedroom bungalow also has 2 full bathrooms, is fully finished up and down, and has a ton of extra features, including front private deck with built in seating, A/C, gas fireplace, on demand hot water tank. The icing on the cake is the 30 x 30 double detached garage that is heated, insulated, 220 power, and has a 3 piece bathroom as well. Yard is fully fenced for kids or critters, and there is an abundance of off-street parking for all your toys! Barons is calling!

Built in 2017

## Essential Information

MLS® # A2218285

Price \$299,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,186

Acres 0.17

Year Built 2017

Type Residential

Sub-Type Detached

Style Bungalow

Status Active



## Community Information

Address	108 Brainard Street
Subdivision	NONE
City	Barons
County	Lethbridge County
Province	Alberta
Postal Code	T0L 0G0

## Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, See Remarks, Storage
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, Private, See Remarks
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	6
Zoning	Residential

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (PICTURE BUTTE)
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