

# \$739,000 - 8 Barrier Mountain Drive, Exshaw

MLS® #A2163693

**\$739,000**

3 Bedroom, 2.00 Bathroom, 930 sqft

Residential on 0.14 Acres

NONE, Exshaw, Alberta

Brand NEW roof! This charming single-family home is perfect for those seeking a serene mountain lifestyle. Set on a solid concrete foundation, the home offers three bedrooms and two bathrooms, with all 3 bedrooms boasting beautiful hardwood flooring. Newer windows throughout the house, and the partially finished basement provides additional room for recreation or storage potential. The backyard is partially fenced, offering privacy and room for outdoor gatherings. A detached one-car garage, complete with a concrete floor, is perfect for parking or as a workshop. With a new roof this home is sure to give you years of peace of mind. Don't miss this wonderful opportunity to call Exshaw home!

\*Some Pictures Virtually Staged\*

Built in 1968

## Essential Information

MLS® #	A2163693
Price	\$739,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	930
Acres	0.14
Year Built	1968
Type	Residential
Sub-Type	Detached



Style	Bi-Level
Status	Active

### Community Information

Address	8 Barrier Mountain Drive
Subdivision	NONE
City	Exshaw
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T0L2C0

### Amenities

Parking Spaces	2
Parking	Gravel Driveway, Single Garage Detached, Alley Access, On Street
# of Garages	1

### Interior

Interior Features	Pantry, Storage
Appliances	Electric Range, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Private
Roof	Asphalt Shingle
Construction	Other, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	September 10th, 2024
Days on Market	328
Zoning	R1-S

### Listing Details

Listing Office	CENTURY 21 NORDIC REALTY
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