

# \$779,900 - 12 Barrier Mountain Drive, Exshaw

MLS® #A2164091

**\$779,900**

3 Bedroom, 2.00 Bathroom, 1,163 sqft

Residential on 0.14 Acres

NONE, Exshaw, Alberta

This well-built 3-bedroom, 2-bathroom single-family home is a blend of comfort and practicality. Constructed on a durable poured concrete foundation and featuring a long-lasting metal roof, this property ensures peace of mind for years to come. The large, heated 2-car garage offers ample space for vehicles and includes extra room for a workshop or storage. This garage also has a vehicle service pit! Inside, the main living area is adorned with beautiful hardwood flooring, adding warmth and elegance to the home. The separate finished basement space features a large open family room and another sizable room that works great as a workout room or additional storage for all your gear. The basement features a separate walkout entrance providing great potential. Step outside to enjoy the expansive concrete patio, perfect for outdoor gatherings and relaxation. This home offers durability, comfort, and versatility in the heart of Exshaw.

Built in 1956

## Essential Information

MLS® #	A2164091
Price	\$779,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,163



Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	12 Barrier Mountain Drive
Subdivision	NONE
City	Exshaw
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T0L2C0

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Gravel Driveway, Heated Garage, RV Access/Parking, Workshop in Garage
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Pantry, See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out, Walk-Up To Grade

### Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Yard, Private
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 17th, 2024
Days on Market	225
Zoning	R1-S

### **Listing Details**

Listing Office	CENTURY 21 NORDIC REALTY
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