

# \$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 | 226                  |
| Zoning         | R1-S                 |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | CENTURY 21 NORDIC REALTY |
|----------------|--------------------------|

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