

# \$450,000 - 105 3 Avenue E, Barnwell

MLS® #A2232854

**\$450,000**

5 Bedroom, 2.00 Bathroom, 948 sqft

Residential on 0.25 Acres

NONE, Barnwell, Alberta

Welcome to this well-maintained 5-bedroom, 2-bathroom bi-level home located in the peaceful community of Barnwell. This property offers incredible value with a long list of recent upgrades, including a newer roof, siding, and hot water on demand—all replaced within the last 5 years.

Enjoy year-round comfort with central A/C and the convenience of a back deck perfect for relaxing or entertaining. The backyard is a gardener's dream—ready for you to grow your own paradise.

A standout feature of this property is the impressive 30x36 detached garage with 110/220 power, a durable metal roof, cozy wood stove, and solar panels on the back—ideal for hobbyists, mechanics, or anyone needing serious shop space.

Don't miss out on this versatile home with both indoor and outdoor potential! Contact your favorite REALTOR® today!

Built in 2009

## Essential Information

MLS® #	A2232854
Price	\$450,000
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	948
Acres	0.25
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	105 3 Avenue E
Subdivision	NONE
City	Barnwell
County	Taber, M.D. of
Province	Alberta
Postal Code	T0K 0B0

### **Amenities**

Parking Spaces	8
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Stone Counters, Tankless Hot Water, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Other, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Garden, Storage
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn
Roof	Asphalt Shingle, Metal
Construction	Vinyl Siding

Foundation                Wood

### **Additional Information**

Date Listed                July 2nd, 2025

Days on Market        17

Zoning                    R

### **Listing Details**

Listing Office            eXp Realty of Canada

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