# \$699,900 - 8 Barrier Mountain Drive, Exshaw

MLS® #A2163693

## \$699,900

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!



#### **Essential Information**

MLS® # A2163693 Price \$699,900

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 930

Acres 0.14

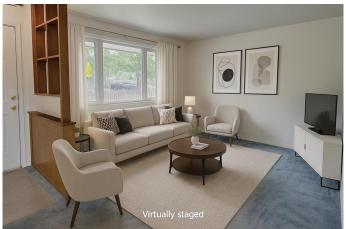
Year Built 1968

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 Alley Access, Gravel Driveway, On Street, Single Garage Detached

# of Garages 1

### Interior

Interior Features Pantry, Storage

Appliances Electric Range, Refrigerator

Heating Forced Air

Cooling None
Has Basement Yes
Basement Partial

#### **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 419
Zoning R1-S

## **Listing Details**

Listing Office CENTURY 21 NORDIC REALTY

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