

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

### **Exterior**

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

### **Additional Information**

Date Listed September 17th, 2024

Days on Market 202

Zoning R1-S

### **Listing Details**

Listing Office CENTURY 21 NORDIC REALTY

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