

\$725,000 - 8 Barrier Mountain Drive, Exshaw

MLS® #A2163693

\$725,000

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!

Some Pictures Virtually Staged

Built in 1968

Essential Information

MLS® #	A2163693
Price	\$725,000
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, Partially Finished

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	343
Zoning	R1-S

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.