



GRASSROOTS
REALTY GROUP

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**8 Barrier Mountain Drive
Exshaw, Alberta**

MLS # A2273643



\$679,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	930 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	R1-S
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage		

Inclusions: 2nd refridgerator

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!