



**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 refrigerator

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!