



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**601 10 Avenue W
Barnwell, Alberta**

MLS # A2274114



\$484,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,126 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, Pantry		

Inclusions: N/A

Discover this charming 4-bedroom, 2.5-bathroom home, boasting 1,126 sqft, located in the picturesque town of Barnwell. With easy access to the highway and just a short drive to Taber, this residence offers the perfect blend of convenience and tranquility in a family-friendly community ideal for raising children. This lovely home is set on a spacious lot, providing serene views with no rear neighbors. Step inside to an inviting foyer and ascend to the main level, where you'll find a cozy living room bathed in natural light from a large window. The warm and welcoming kitchen features rich chocolate brown cabinetry, a corner pantry, and comes fully equipped with modern appliances—ready for your culinary creations. Adjacent to the kitchen is the dining area, which comfortably accommodates a six-person table and includes access to the back deck for outdoor entertaining. The main floor also includes a 4-piece bathroom, a versatile bedroom, and a master suite with a walk-in closet and a private 2-piece ensuite. Venturing downstairs, you'll discover a spacious family/recreation room, two additional bedrooms, a 4-piece bathroom, and a laundry room, along with ample storage options. The expansive backyard is a playground for kids, featuring a sandbox and plenty of room for play. Garden enthusiasts will appreciate the established raspberry plants and dedicated garden space, while a shed provides convenient storage for tools and lawn equipment. To enhance your comfort, this home is equipped with air conditioning—an essential feature for enjoying the warm Southern Alberta summers. Don't miss out on making this charming property your new home. Contact your favorite real estate agent today to arrange a viewing!

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