



**705 10 Avenue W  
Barnwell, Alberta**

**MLS # A2127802**



**\$529,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,695 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Fridge, Stove, B/I Dishwasher, Washer, Dryer, Garage Door Opener and Remotes, Pool, Hot Tub

Looking for a peaceful place to raise a family? The village of Barnwell is just minutes west of Taber, a short drive to Lethbridge and has a K-9 school, a library, post office and general store. Here is where you'll find 705 10th ave which boasts an expansive 73x135' lot, perfect for all the outdoor fun a family needs. Step inside the front entry of this storey and a half to be impressed by the high ceilings and the convenient front hall closet spaces. This is also where you'll find the access to the attached heated garage, use it for a man cave or to park in, either way it's a great addition. Upstairs, the main floor offers an open floor plan with vaulted ceilings, making it a great space for family gatherings. The kitchen is perfectly set up with a corner pantry, window overlooking the back yard, ample cabinets and a large island with second tier for a classic finish. Enjoy movie night in the living room with built in fire place or game night in the spacious dining area with patio doors leading to the back deck where you'll find a place to relax, unwind, entertain guest and host pool parties! A 4pc bathroom, 2 more bedrooms and the laundry room are also on the main floor just past the kitchen and down the hall. The upper floor of this home is set above the garage and hosts the oasis of a primary bedroom suite, walk in closet and 3pc en suite where you can soak the day away in the large corner jet tub. Even more room is offered with the full basement! Kids and teens alike will enjoy hanging out, gaming or chilling with friends in the massive family room. A fireplace, built in bar, two more large sized bedroom and a partially finished 4pc bathroom complete the lowest level. Other features of this home include heated floor in the primary, continuous hot water, A/C, hardie board siding and no neighbours to the back or the west, making it feel a little more like country.