



**1009 6 Street
Barnwell, Alberta**

MLS # A2130227



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,590 sq.ft.	Age:	2014 (10 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Step into the epitome of family living with this stunning residence nestled in the heart of Barnwell, AB. Boasting a thoughtfully designed layout, this home offers a seamless fusion of comfort and functionality. The main floor welcomes you with a plethora of amenities including a convenient laundry room, a sleek 2-piece bathroom, and an inviting office space. The well-appointed kitchen dazzles with ample cabinet space, catering to your culinary aspirations. Ascending to the upper level, discover a sanctuary of tranquility with four spacious bedrooms, complemented by a full bathroom. The primary suite exudes luxury, featuring an ensuite bath and a sprawling walk-in closet. Prepare to be captivated as you open the door to an expansive bonus room above the garage, providing limitless potential for entertainment or relaxation. The fully finished basement extends the allure of this home with two additional bedrooms, a well-appointed full bathroom, and a generously sized family/play room, ideal for creating cherished memories with loved ones. With a heated attached garage accommodating two vehicles and ample storage for seasonal items, convenience is at your fingertips. Outdoors, indulge in the lush greenery of the meticulously maintained lawn and garden, nurtured by irrigation water. Embrace the opportunity to make this exceptional property your own, and seize the chance to call one of Barnwell's finest family homes yours. Don't delay, call a REALTOR to schedule your showing today