



**172075 Twp Rd 94  
Barnwell, Alberta**

**MLS # A2130492**



**\$525,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,095 sq.ft.	<b>Age:</b>	1935 (89 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	5.24 Acres		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	22-9-17-W4
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** Washer, dryer, fridge, stove, dishwasher, hot tub, Irrigation pump sprinklers for underground, Window coverings, Pressure pump to water animals in garage will also stay

Welcome to your dream acreage just outside Barnwell, Alberta! This beautifully renovated 4-bedroom, 2-bathroom home blends modern comfort with rustic charm. Updates include a new roof and some windows replaced in 2012, a new back porch added in 2017, and recent renovations throughout. Enjoy the cozy wood stove fireplace, hot tub, and jet tub, all added in the last 8 years! The outdoor space features a HUGE cinderblock shop, two horse shelters, two corrals, four pastures, and a hay field. The barn has water for animals, and the property includes an irrigation pump for underground sprinklers. The deck was redone three years ago, and the entire property was fenced last year. Located just 8km from Taber and 44km from Lethbridge, this property offers rural tranquility with easy access to town amenities. Additional features include a dirt basement, newer vinyl plank flooring in the kitchen, new carpet in the living room, and sheds for extra storage. Don't miss this exceptional acreage with a perfect rural lifestyle!