



**125 8 Avenue W
Barnwell, Alberta**

MLS # A2140236



\$359,900

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|------------------|---------------------------|---------------|-----------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,022 sq.ft. | Age: | - |
| Beds: | 8 | Baths: | 2 full / 1 half |
| Garage: | Off Street | | |
| Lot Size: | 0.46 Acre | | |
| Lot Feat: | Irregular Lot, Landscaped | | |

| | | | |
|--------------------|--------------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, Natural Woodwork | | |

Inclusions: Washer/Dryer, All the tenants personal items

It is not often you come across a home like this. This home is ginormous to say the least, with count them 8 bedrooms (and a 9th roughed in) AND a massive lot. Located in the community of Barnwell, you have the luxury of living in a small community but still close to all amenities. There is still a little work to be completed in the home, but all the big ticket items are completed, with a/c, a new hot water tank in 2018, a new roof in 2018. Come take a look at this home today, you will not be disappointed.