



GRASSROOTS
REALTY GROUP

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**8 Barrier Mountain Drive
Exshaw, Alberta**

MLS # A2163693



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	930 sq.ft.	Age:	1968 (57 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Gravel Driveway, On Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Private		

Heating:	Forced Air	Water:	Shared Well
Floors:	Carpet, Concrete, Hardwood, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Other, Stucco	Zoning:	R1-S
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage		

Inclusions: N/A

Brand NEW roof! This charming single-family home is perfect for those seeking a serene mountain lifestyle. Set on a solid concrete foundation, the home offers three bedrooms and two bathrooms, with all 3 bedrooms boasting beautiful hardwood flooring. Newer windows throughout the house, and the partially finished basement provides additional room for recreation or storage potential. The backyard is partially fenced, offering privacy and room for outdoor gatherings. A detached one-car garage, complete with a concrete floor, is perfect for parking or as a workshop. With a new roof this home is sure to give you years of peace of mind. Don't miss this wonderful opportunity to call Exshaw home! *Some Pictures Virtually Staged*