



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

509 1 Street E
Barnwell, Alberta

MLS # A2346245

\$580,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,210 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This cared for Barnwell home offers a comfortable layout with plenty of space inside and out. The main floor features two bedrooms, including a primary bedroom with ensuite, an additional full bathroom, and a spacious dining area with room for family meals and entertaining. Downstairs you'll find two more bedrooms, another bathroom, and additional living space. The home has seen some recent updates and has been well cared for over the years. An attached double garage provides plenty of room for vehicles and storage. Situated on a corner lot with Heritage Park directly behind the property, this home combines a practical four-bedroom layout with a great location in the community.