



GRASSROOTS
REALTY GROUP

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608 10 Avenue W
Barnwell, Alberta

MLS # A2350363

\$430,000

Division:	NONE		
Type:	Residential/House		
Style:	Attached-Side by Side, Bungalow		
Size:	1,421 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Enjoy single-level living in this well-designed half duplex in a newer area of Barnwell. Slab-on-grade construction means no interior stairs and easy day-to-day living. The layout offers 3 bedrooms and 2 full baths, including a primary suite with a private 4-piece ensuite. In-floor heat provides even, comfortable warmth throughout, and a mini-split system keeps things cool in the warmer months. The attached garage is also heated. So it's practical year-round. A straightforward, low-maintenance option with everything on one level.