



## 17 Barrier Mountain Drive Exshaw Alberta

\$1,099,000

Nestled in the charming community of Exshaw, this single-family home is unlike any other. Featuring four spacious bedrooms and two bathrooms, the home has everything you need to make it your own. However, what truly sets this property apart is its unique location: situated on a sprawling double lot, the home borders onto a community playground perfect for children to spend time outside. Whether you're looking to enjoy the large yard with family or simply soak up the fresh mountain air while looking at the mountains from your deck, this charming property offers endless opportunities for fun and relaxation. (id:6769)

3pc Bathroom 8.92 Ft x 8.83 Ft

Bedroom 13.83 Ft x 9.00 Ft

Bedroom 8.92 Ft x 11.50 Ft

Primary Bedroom 13.83 Ft x 11.50 Ft

2pc Bathroom 4.25 Ft x 7.42 Ft

Other 4.42 Ft x 3.75 Ft

Laundry room 4.67 Ft x 11.75 Ft

Recreational, Games room 13.42 Ft x 20.58 Ft

Bedroom 11.50 Ft x 12.58 Ft

Den 11.50 Ft x 12.58 Ft

Furnace 8.25 Ft x 23.33 Ft

Kitchen 9.42 Ft x 13.42 Ft

Living room 9.33 Ft x 10.25 Ft

Living room 11.92 Ft x 17.58 Ft

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