

# \$1,200,000 - 521 12 Avenue W, Barnwell

MLS® #A2236066

**\$1,200,000**

8 Bedroom, 4.00 Bathroom, 3,394 sqft

Residential on 0.98 Acres

NONE, Barnwell, Alberta

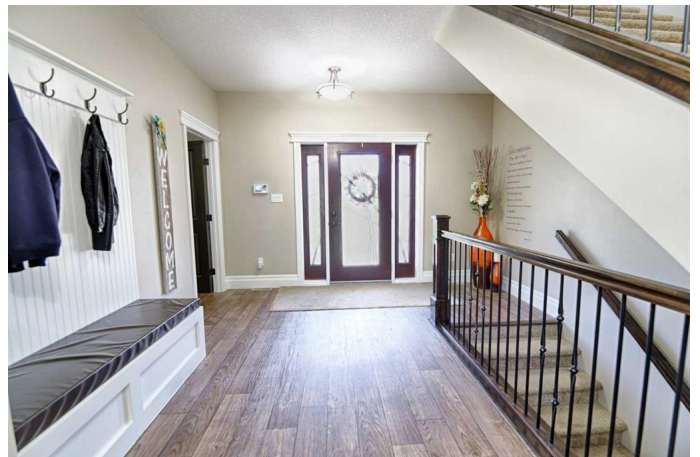
Welcome to this exceptional estate in the desirable Village of Barnwell—a truly rare opportunity to own a property with so much to offer.

Step onto the inviting covered front porch and through the entrance into a grand, open-concept home that immediately impresses with its scale and warmth. Just off the entry, a spacious office provides the perfect spot to work from home. The massive, well-appointed kitchen offers abundant room for multiple cooks and flows seamlessly into an oversized dining area ideal for entertaining.

The living room is simply stunning, featuring soaring ceilings, a striking chandelier, and a beautiful fireplace that creates a cozy atmosphere despite the impressive dimensions. The main-floor master retreat is a private haven with a four-piece ensuite, perfect for unwinding after a long day.

Upstairs, you'll find four generous bedrooms, a full bathroom, and a comfortable reading nook. The fully finished basement adds even more living space with three additional bedrooms, a full bath, a large recreation room, and plenty of storage.

Step out the back door to a beautifully designed outdoor space complete with a sprawling deck, hot tub, pool, and flower gardens—ideal for relaxing or hosting



gatherings. The attached two-car garage offers ample room for vehicles and storage.

Situated on nearly one acre, the property also features a 26' x 36' workshop perfect for hobbies or projects and a separate shed housing garden and irrigation equipment. With room to grow vegetables, flowers, or simply enjoy the expansive yard, this home is a rare blend of comfort, functionality, and lifestyle.

This remarkable property must be seen to be fully appreciated. Schedule a tour with your REALTOR® and experience everything it has to offer.

Built in 2015

**Essential Information**

MLS® #	A2236066
Price	\$1,200,000
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	3,394
Acres	0.98
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

**Community Information**

Address	521 12 Avenue W
Subdivision	NONE
City	Barnwell
County	Taber, M.D. of
Province	Alberta
Postal Code	T0K 0B0

## Amenities

Parking	Double Garage Attached, Off Street, Single Garage Detached
# of Garages	3

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Garden, Interior Lot, Landscaped, Lawn, Level, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 1st, 2025
Days on Market	52
Zoning	R

## Listing Details

Listing Office	REAL BROKER
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