

# \$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

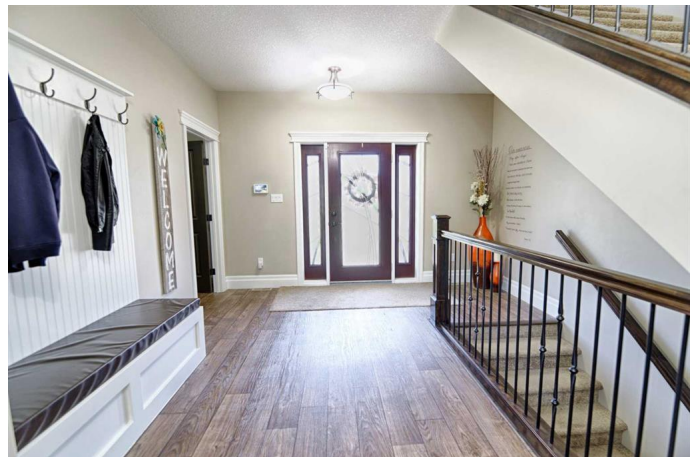
Welcome to this exceptional estate in the desirable Village of Barnwell—a truly rare opportunity to own a property with so much to offer.

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 100  
Zoning R

## Listing Details

Listing Office REAL BROKER

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.