\$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 Barnwellâ€"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.

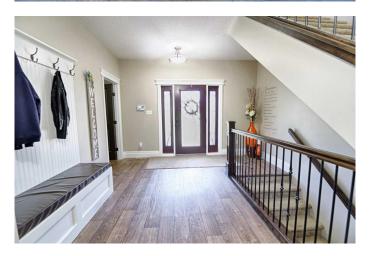
The living room is simply stunning, featuring soaring ceilings, a striking chandelier, and a beautiful fireplace that creates a cozy atmosphere despite the impressive dimensions. The main-floor master retreat is a private haven with a four-piece ensuite, perfect for unwinding after a long day.

Upstairs, you'II 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 gardensâ€"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' workshopâ€"perfect for hobbies or projectsâ€"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 107
Zoning R

Listing Details

Listing Office REAL BROKER

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