

# \$447,750 - 23 Barrier Mountain Drive, Exshaw

MLS® #A2176375

**\$447,750**

0 Bedroom, 0.00 Bathroom,  
Land on 0.11 Acres

NONE, Exshaw, Alberta

Nestled in the charming mountain hamlet of Exshaw, this prime lot offers an ideal setting for you to plan your mountain home. This 4,609 square foot lot has conditional approval from the MD and currently has a garage on the property until you are ready to build at which time you can decide if you would like to move it to another location on the lot. Surrounded by breathtaking natural beauty, this parcel provides stunning mountain views in all directions. With ample space to design and build, envision a cozy haven where you can enjoy crisp mornings and star-filled nights. This lot is the perfect canvas for creating a home that embodies mountain living at its finest. Other features of the lot include front street parking, a rear alley, south west facing rear yard, quiet neighbourhood, potential for legal suite or accessory short term rental, and the garage could be relocated by buyer to alley or seller can remove, no building commitment. Taxes are estimated. Your adventure awaits.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2176375         |
| Price     | \$447,750        |
| Bathrooms | 0.00             |
| Acres     | 0.11             |
| Type      | Land             |
| Sub-Type  | Residential Land |



Status                      Active

**Community Information**

Address                    23 Barrier Mountain Drive  
Subdivision                NONE  
City                        Exshaw  
County                    Bighorn No. 8, M.D. of  
Province                   Alberta  
Postal Code                T0L2C0

**Exterior**

Lot Description            Back Lane, Rectangular Lot, See Remarks

**Additional Information**

Date Listed                October 31st, 2024  
Days on Market            293  
Zoning                     r1

**Listing Details**

Listing Office              ROYAL LEPAGE SOLUTIONS

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