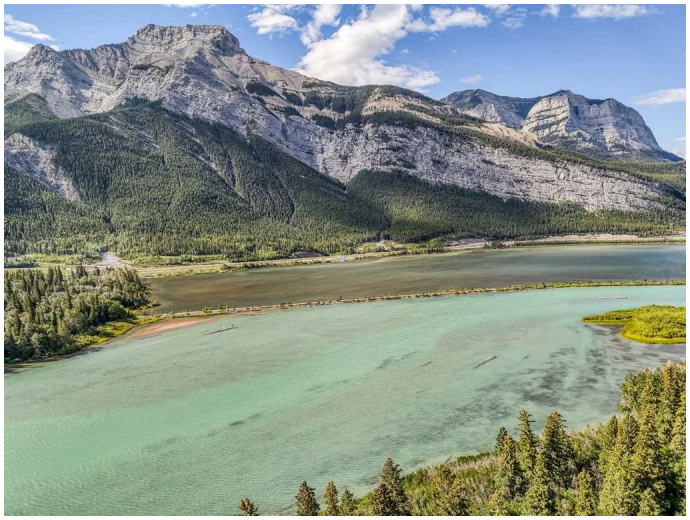
$410,000 - 11 Loder Mountain Drive, Exshaw

MLS® #A2247702

$410,000
0 Bedroom, 0.00 Bathroom,
Land on 0.22 Acres

NONE, Exshaw, Alberta



Build your dream mountain retreat on this exceptional lot nestled in the heart of Exshaw. Located on a peaceful cul-de-sac and backing directly onto pristine nature reserve and the Bow River, this spectacular property offers unparalleled natural beauty and tranquility right at your doorstep. The generous, level building site provides the perfect canvas for your custom mountain home, with stunning Rocky Mountain vistas creating an inspiring backdrop. Just 10 minutes from Canmore, you'll enjoy convenient access to world-class amenities, restaurants, and attractions while benefiting from significantly more affordable pricing than comparable Canmore properties. This rare opportunity combines the serenity of riverside living with the practicality of being in Exshaw's vibrant and rapidly growing community, offering strong investment potential and access to exceptional outdoor recreation. Whether you're envisioning a year-round residence, vacation retreat, or investment property, this versatile lot provides endless possibilities in one of Alberta's most desirable mountain communities.

Essential Information

MLS® #	A2247702
Price	$410,000
Bathrooms	0.00
Acres	0.22

Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	11 Loder Mountain Drive
Subdivision	NONE
City	Exshaw
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T0L2C0

Amenities

Waterfront	River Access, See Remarks

Exterior

Exterior Features	Private Yard

Additional Information

Date Listed	August 12th, 2025
Days on Market	2
Zoning	R1-S

Listing Details

Listing Office	Sotheby's International Realty Canada

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