$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   228
Zoning   r1

Listing Details

Listing Office   ROYAL LEPAGE SOLUTIONS