

23 Barrier Mountain Drive
Exshaw, Alberta

MLS # A2265725



\$417,870

Division: NONE

Lot Size: 0.11 Acre

Lot Feat: Back Lane, Rectangular Lot, See Remarks

By Town: -

LLD: -

Zoning: r1

Water: -

Sewer: -

Utilities: -

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 was recently subdivided and currently has a garage on the property until Summer of 2026 when it will need to be moved to a different location on the lot or removed. 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. Taxes and TBD by the MD