



GRASSROOTS
REALTY GROUP

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**9 Yamnuska Place
Exshaw, Alberta**

MLS # A2302430



\$419,895

Division: NONE

Lot Size: 0.13 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R1

Water: -

Sewer: -

Utilities: -

Exshaw Mountain Gateway Single Family Home Lot! Discover a rare opportunity to own a single family lot in the heart of the Rockies. With just a handful of lots in Phase 1 still available, Exshaw Mountain Gateway offers a limited chance to secure your place in this mountain community. Design and build your dream home, or collaborate with one of our carefully selected builders to bring your vision to life. Exceptional value with lowest priced lots in the Bow Valley. Ideally located just 15 minutes from Canmore, this community blends the peaceful charm of small town mountain living with convenient access to nearby amenities. Wake up each day to breathtaking mountain views and step outside to endless outdoor adventures, from hiking and biking to skiing and fishing. Construction timelines available as early as this summer, now is the perfect time to start planning your mountain retreat. Additionally, these properties offer the potential to build revenue generating suites for long-term or short-term rentals (Airbnb style).