



**23 Mt Allen Drive  
Exshaw, Alberta**

**MLS # A2305312**



**\$799,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	940 sq.ft.	<b>Age:</b>	1951 (75 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Triple Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, P		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Shared Well
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Ceiling Fan(s), Pantry, Quartz Counters		

**Inclusions:** Stove hood vent can be left behind. New in box and kept in basement

A unique corner property in the heart of Exshaw offering comfortable residential use today with exciting long-term upside. The home features a renovated kitchen with modern cabinetry, subway tile backsplash, updated finishes, and a bright living room where the large front window captures mountain views. The property also includes functional living spaces, a detached garage, yard space, and excellent frontage in a scenic mountain hamlet setting. Well suited for buyers looking to live in, rent out, renovate further, or hold for the future. For those with a longer-term vision, the site may also offer future mixed-use or commercial-oriented redevelopment potential, subject to M.D. of Bighorn review, rezoning, servicing, design, and approval. Buyer to verify all land use and redevelopment potential to their satisfaction.