



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**23 Barrier Mountain Drive
Exshaw, Alberta**

MLS # A2306447



\$359,900

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 to plan your future mountain home. The 4,577 sq ft lot (approximately 38.4 ft wide by 119.2 ft deep) has MD approval in place and currently features a 575 sq ft garage (25 ft x 23 ft). The existing structure provides flexibility—whether you choose to incorporate it into your plans or relocate it elsewhere on the lot when you’re ready to build. 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.