



## 16 Windridge Road Exshaw Alberta

\$450,000

Development Opportunity in Exshaw! Don't miss out on the chance to own both land and a home in the stunning Bow Valley! Make this house your home or build your dream house in the quaint Hamlet of Exshaw. Situated within walking distance to scenic trails and just a short drive from Canmore and Banff. This historical property boasts three bedrooms, a spacious living area, a kitchen, and a bathroom on the main floor. Additionally, there is an over-height crawl space with a workbench and a detached double car garage and separate storage. Step outside and immerse yourself in the vast mountain wilderness for hiking, biking, and skiing adventures right from your doorstep. Your dreams can become reality - come see the potential for yourself! Please note the home is being sold as-is where is. No disclosures are being made. There are no appliances included. (id:6769)

4pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 9.67 Ft x 19.67 Ft

Bedroom 9.25 Ft x 11.67 Ft

Bedroom 8.42 Ft x 10.67 Ft

Kitchen 9.50 Ft x 11.67 Ft

Living room 12.17 Ft x 22.58 Ft

Listing Presented By:

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