



GRASSROOTS
REALTY GROUP

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**950 3 Street SW
Diamond Valley, Alberta**

MLS # A2255705



\$650,000

Division: NONE

Lot Size: 1.10 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: R-2X

Water: -

Sewer: -

Utilities: -

Diamond Valley offers a unique blend of small-town charm, a vibrant arts scene, and breathtaking natural surroundings. This land parcel presents a rare, strategic development opportunity to create homes for those seeking a connected lifestyle. Seize a strategic advantage with this exceptional 1.1-acre development parcel in the heart of Diamond Valley. Zoned R-2X Medium Density Multi Family District, this is a rare opportunity to acquire a prime, easily serviced corner piece of land, positioned for the streamlined development of street-facing townhomes, semi-detached, or detached homes. This isn't just land; it's a blank canvas with a clear path to profitability. The corner location offers unparalleled design flexibility and street presence for your future project, while the ease of servicing ensures a more efficient and cost-effective build. From this vantage point, future residents will enjoy stunning mountain views to the west. An added advantage is its remarkable proximity to the Oilfields General Hospital, a significant draw for future residents. This is your chance to make a lasting mark on the community with a development designed for success.