



GRASSROOTS
REALTY GROUP

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**200 Shantz Drive
Didsbury, Alberta**

MLS # A2275593



\$1,408,000

Division: NONE

Lot Size: 10.43 Acres

Lot Feat: Near Shopping Center

By Town: -

LLD: -

Zoning: R-5

Water: -

Sewer: -

Utilities: -

Rare opportunity to acquire 10.43 acres of highly desirable land in the growing Shantz area of Didsbury, Alberta. Currently zoned R5, this parcel offers strong potential for rezoning to commercial, industrial, or alternative mixed-use concepts, subject to municipal approvals. The Town of Didsbury is the current owner and has demonstrated flexibility regarding future zoning, making this an outstanding opportunity for developers and long-term investors alike. Strategically located just steps from major amenities including Save-On-Foods, Dollarama, and a newly developed commercial plaza featuring A&W, Petro-Canada, Subway, and additional national tenants, this site benefits from excellent exposure, surrounding growth, and strong consumer traffic. With its generous size, prime positioning, and proximity to established and expanding commercial infrastructure, this property presents exceptional development upside in one of Didsbury's most active growth corridors. Offered at an aggressive price of \$135,000 per acre, this is a rare chance to secure a large, well-located parcel with significant future potential. Opportunities like this are limited and expected to move quickly.