



**GRASSROOTS**  
REALTY GROUP

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**176 St West**  
**Rural Foothills County, Alberta**

**MLS # A2147715**



**\$1,250,000**

**Division:** NONE

**Lot Size:** 64.81 Acres

**Lot Feat:** -

**By Town:** Black Diamond

**LLD:** 8-20-2-W5

**Zoning:** A

**Water:** -

**Sewer:** -

**Utilities:** -

Welcome to your dream property! Nestled between Diamond Valley East and Diamond Valley West, this stunning 64.81-acre triangular parcel of land offers endless possibilities. With its picturesque ridge and expansive agricultural or subdivision potential, this property is a true gem. The lower part of the property seamlessly connects to the renowned Friendship Trail, providing easy access to serene walks and breathtaking views. Ideal for farming or development, this land boasts three wells, ensuring ample water supply for any endeavour. Located just a stone's throw away from the Sheep River, this property combines natural beauty with convenience, making it a perfect investment opportunity. Don't miss the chance to own a piece of paradise between the charming towns of Diamond Valley!