



**GRASSROOTS**  
REALTY GROUP

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**1405 20 Avenue  
Didsbury, Alberta**

**MLS # A2200553**



**\$179,900**

**Division:** NONE

**Lot Size:** 0.12 Acre

**Lot Feat:** Back Lane

**By Town:** -

**LLD:** -

**Zoning:** RC

**Water:** -

**Sewer:** -

**Utilities:** -

This 45' x 124' (approx. 5,300 sq. ft.) lot is ready for your vision! With **RC zoning**, allowing for both residential and commercial development, this property offers incredible flexibility. Neighboring lots have successfully developed **triplexes with rear garages**, making this an ideal investment for those looking to build multi-unit housing. The previous home has been **demolished**, so you can start fresh with no teardown costs. Located in a **highly convenient area**, this lot sits **across from the popular Country Nook**, just steps from **Didsbury Hospital**, and within walking distance to **schools, shopping, and other amenities**. Whether you're an investor, builder, or future homeowner looking for a prime location, this property offers **exceptional potential**. Don't miss out on this **rare development opportunity** in the heart of Didsbury!