\$569,969 - Lot 9 168 Street W, Rural Foothills County

MLS® #A2234302

\$569,969

0 Bedroom, 0.00 Bathroom, Land on 2.25 Acres

NONE, Rural Foothills County, Alberta

Industrial Land 2.25 Acres with DC31 Zoning with potential to sub divide this one, this is a great investment...

Excellent opportunity to purchase 2.25 acres of industrial-zoned (DC31) land just outside of Diamond Valley East (formerly Black Diamond). This flat, fully gravelled parcel offers paved access with no road bans, making it ideal for a variety of commercial or industrial applications.

Conveniently located minutes from the Town of Diamond Valley, this property combines rural flexibility with proximity to town services. The site is ready for development or immediate use. Highlights: Zoning: Direct Control District (DC31) – buyer to confirm permitted uses with municipality. Size: 2.25 acres. Topography: Flat and usable. Surface: Gravelled and level. Access: Paved road access, no seasonal road bans. Location: Just outside Diamond Valley East – easy access to Hwy 22 and regional markets. A rare opportunity to secure light industrial land in the Foothills County area, ideal for contractors, storage, or business development.

Essential Information

MLS® # A2234302 Price \$569,969

Bathrooms 0.00

Acres 2.25







Type Land

Sub-Type Industrial Land

Status Active

Community Information

Address Lot 9 168 Street W

Subdivision NONE

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T0L0H0

Amenities

Utilities Electricity at Lot Line, See Remarks

Exterior

Lot Description Cleared, Cul-De-Sac, Interior Lot, Level, Low Maintenance Landscape

Additional Information

Date Listed June 26th, 2025

Days on Market 115

Zoning DC31

Listing Details

Listing Office CIR Realty

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