

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

Additional Information

Date Listed	June 26th, 2025
Days on Market	1
Zoning	DC31

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.