

# \$1,250,000 - 176 St West, Rural Foothills County

MLS® #A2147715

**\$1,250,000**

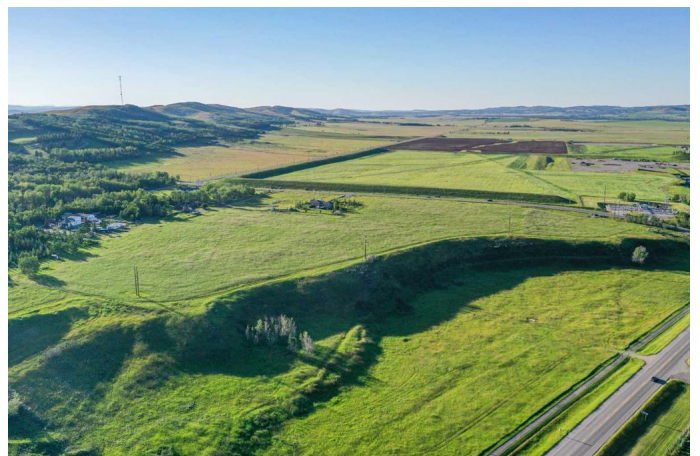
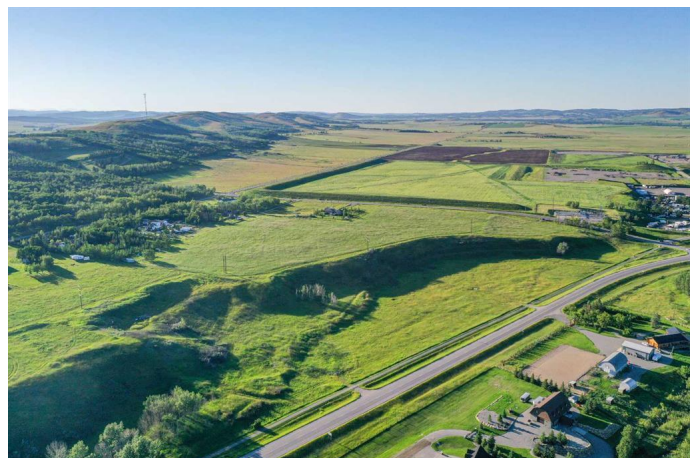
0 Bedroom, 0.00 Bathroom,  
Land on 64.81 Acres

NONE, Rural Foothills County, Alberta

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!



## Essential Information

MLS® #	A2147715
Price	\$1,250,000
Bathrooms	0.00
Acres	64.81
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	176 St West
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L0H0

### **Additional Information**

Date Listed	July 6th, 2024
Days on Market	320
Zoning	A

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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