

# \$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 | 57              |
| 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.