

\$1,250,000 - 160227 402 West Avenue, Rural Foothills County

MLS® #A2258735

\$1,250,000

0 Bedroom, 0.00 Bathroom,
Land on 64.81 Acres

NONE, Rural Foothills County, Alberta

An extraordinary opportunity in the heart of Diamond Valley. This remarkable 64.81-acre parcel of land is perfectly positioned between Diamond Valley East and Diamond Valley West, offering not only breathtaking views but also unmatched potential for future development. Rarely does a property of this size and location become available, making it a true gem for investors, developers, or visionaries looking to create something exceptional.

At the heart of this property lies a dramatic ridge that naturally divides the land into two distinct sections, each with its own unique potential. The upper 40-acre portion sits elevated, showcasing sweeping vistas of the foothills and surrounding landscape—an ideal setting for a country residential subdivision. Imagine a thoughtfully designed community of estate homes, each with room to breathe and panoramic views that capture the very best of southern Alberta living. The ridge itself offers a natural boundary, creating both privacy and character for future residential development.

The lower portion of the property, approximately 12 acres, fronts directly onto Highway 22, one of Alberta's most iconic routes. This location is prime for commercial opportunities, with excellent visibility and accessibility for businesses looking to serve



both locals and travelers. From boutique shops and cafes to professional services or even agri-tourism ventures, the possibilities are as expansive as the land itself.

Enhancing its appeal, the property runs parallel to the well-known Friendship Trail, a walking and biking pathway beloved by residents and visitors alike. This connection to recreation and community adds immeasurable value, tying the property into the fabric of Diamond Valley living. With three wells already in place, water supply is secure for a wide range of future uses, whether agricultural, residential, or commercial.

Just a stone’s throw from the Sheep River, this property blends natural beauty with convenience. Its location ensures quick access to the amenities of both Diamond Valley East and West, while maintaining the open space and tranquility that makes the Foothills so desirable. For developers, the combination of scale, location, and infrastructure positions this property as a cornerstone investment with the potential to shape the future of the community.

Whether you envision farmland, a thriving residential subdivision, or a mix of commercial and residential uses, this 64.81-acre parcel offers endless opportunity. Few properties can claim such a balance of natural beauty, lifestyle connection, and development potential. Don’t miss the chance to own a rare piece of Diamond Valley with limitless possibilities for the future.

Essential Information

MLS® #	A2258735
Price	\$1,250,000
Bathrooms	0.00

Acres	64.81
Type	Land
Sub-Type	Recreational
Status	Active

Community Information

Address	160227 402 West Avenue
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L1K0

Additional Information

Date Listed	September 15th, 2025
Days on Market	52
Zoning	A

Listing Details

Listing Office	RE/MAX Complete 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.