



**GRASSROOTS**

REALTY GROUP

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**900 3 Street SW  
Diamond Valley, Alberta**

**MLS # A2288836**



**\$2,500,000**

Division: NONE

Lot Size: 4.11 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: R4

Water: -

Sewer: -

Utilities: -

This massive 4.11-acre parcel represents the premier multi-family or single-family villa subdivision opportunity in Diamond Valley. Directly backing onto Oilfields General Hospital, the site is perfectly positioned for senior living, high-density inventory, or premium villa lots in a community with critical need for diverse housing options. The location offers rare small-town charm and urban-style walkability, steps from Diamond Valley Marketplace and major anchors like Sobeys, Shoppers Drug Mart, Dollarama, and McDonald's. R4 zoning provides the highest residential density in the municipality, allowing large-scale apartments, stacked townhouses, or subdivision into single-family villa lots. This isn't just land; it's a blank canvas with a clear path to profitability. The site's size allows efficient, phase-based construction—or phased subdivision—while unrivaled proximity to healthcare and the primary commercial corridor ensures long-term demand. Future residents will benefit from breathtaking western mountain views and a connected lifestyle within a vibrant arts scene. Seize this strategic advantage to create a landmark development in Diamond Valley's heart.