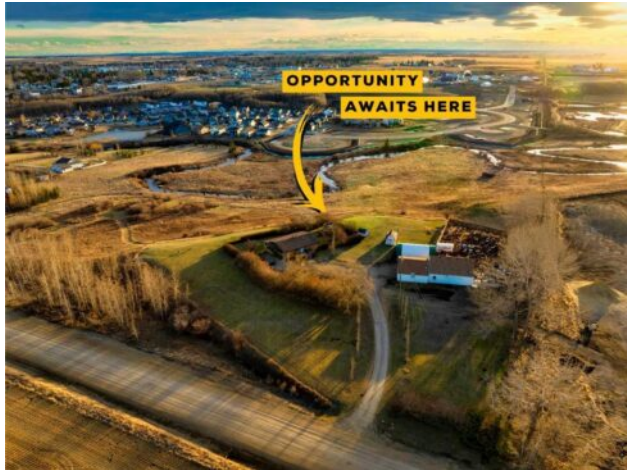




**3002 10 Street
Didsbury, Alberta**

MLS # A2301212



\$980,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,281 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	7.33 Acres		
Lot Feat:	Back Yard, Other, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	19-31-1-W5
Exterior:	Wood Siding	Zoning:	R-4
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, See Remarks		

Inclusions: All Out Buildings, Second Furnace

An exceptional opportunity awaits with this 7.33-acre parcel ideally situated within the Town of Didsbury. Set atop a scenic ridge, this property offers expansive views over the town and surrounding countryside, with a natural slope leading down to the Rosebud River below. The property features a 1,200+ sq ft bungalow and a spacious 2,352 sq ft shop, offering a versatile foundation for a range of uses. The home offers strong renovation potential, providing the opportunity to update and tailor the space to your vision. Surrounded by established and emerging communities, this parcel is well positioned for growth and long-term upside. Large, contiguous land parcels within town boundaries are increasingly rare, making this a compelling opportunity for developers and investors alike. Utilities are already in place at the main road, supporting future development potential. Potential exists for multi-family development, single-family lots, or subdivision into estate-style parcels, all subject to municipal approval. The topography is especially well-suited for walkout designs that maximize the views and natural landscape. Located approximately 45 minutes from Calgary, this property offers a compelling blend of space, setting, and opportunity. A rare chance to secure a large land holding with flexibility for a variety of future visions.