

\$1,440,000 - 176 St W And 450 Ave W, Rural Foothills County

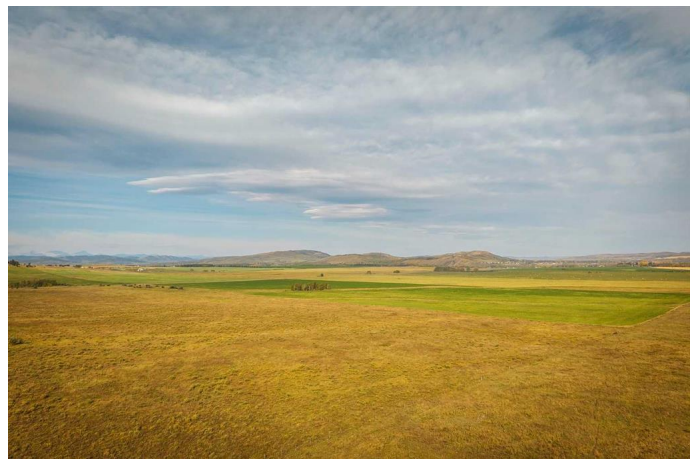
MLS® #A2263582

\$1,440,000

0 Bedroom, 0.00 Bathroom,
Land on 160.00 Acres

NONE, Rural Foothills County, Alberta

This very good quarter is completely in pasture grass with various plots of trees and some willows. Excellent cattle watering dugout, still lots of water at the end of September. No water well on this parcel. Full road access along the east side and only a few minutes back into Diamond Valley for all your daily needs including the hospital with emergency room. Several easy building sites to put you in off the road and enjoying a mountain view. Surface rights revenue (oil and gas) estimated at \$6,000.00 year (to be verified). Quick possession . Could be purchased with the NW quarter MLS # A2263618



Essential Information

MLS® #	A2263582
Price	\$1,440,000
Bathrooms	0.00
Acres	160.00
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	176 St W And 450 Ave W
Subdivision	NONE
City	Rural Foothills County

County	Foothills County
Province	Alberta
Postal Code	T1S 2V3

Additional Information

Date Listed	October 9th, 2025
Zoning	A

Listing Details

Listing Office	RE/MAX First
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