

**411 43 Avenue W
Claresholm, Alberta**

MLS # A2250977



\$159,900

Division: NONE

Lot Size: 1.29 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: R4

Water: -

Sewer: -

Utilities: -

1.29 Acres: Builder/Development Opportunity to build 32 UNITS in the town of Claresholm. This lot is zoned Multiple Residential—R4, ideal for medium-density housing within Claresholm. This zoning district integrates high-quality multi-unit dwelling environments into existing or proposed residential neighbourhoods, enhancing the area's residential appeal. With town approval, the site offers the potential for constructing multiple housing units, addressing Claresholm's current housing shortage. Zoning Description R4 – Multiple Residential complies with a max 32-unit plan (four 8 plex) as described in the pictures attached.