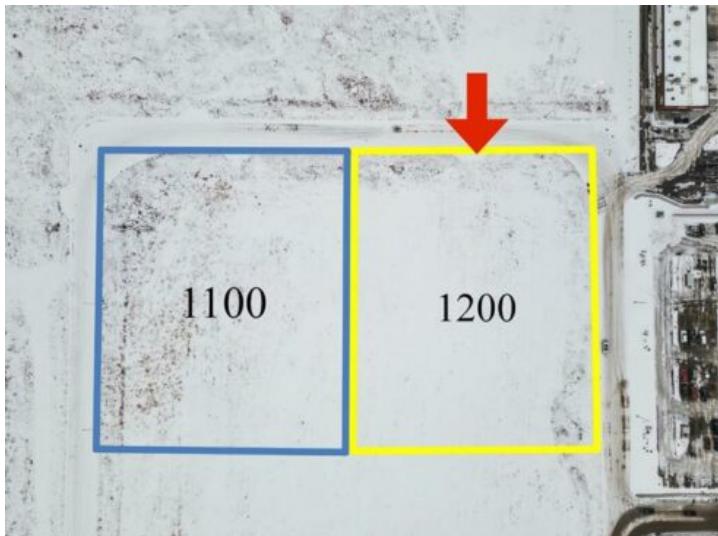


**1200 Shantz Drive
Didsbury, Alberta**

MLS # A2275608



\$265,900

Division: NONE

Lot Size: 1.97 Acres

Lot Feat: Near Shopping Center, Rectangular Lot

By Town: -

LLD: -

Zoning: R-5

Water: -

Sewer: -

Utilities: -

An outstanding opportunity to acquire 1.97 acres of prime development land in the highly desirable Shantz commercial area of Didsbury, Alberta. This parcel is currently zoned R5 and offers exceptional versatility for high-density multi-residential development or future commercial applications. Ideally located just steps from major retail amenities, including Save-On-Foods, Dollarama, and a newly constructed commercial plaza featuring A&W, Subway, Petro-Canada, and more, this site benefits from strong traffic exposure and immediate access to established services. The Town of Didsbury owns the land and has expressed flexibility toward rezoning, including potential commercial, direct control, institutional service (IS), or other development concepts, making this an attractive option for developers and investors seeking adaptable land with long-term upside. Aggressively priced at only \$135,000 per acre, this is one of the most compelling land offerings in the area and represents excellent value in a growing community with expanding commercial demand. Rare opportunity. Strategic location. Exceptional development potential. This parcel is expected to move quickly—contact your REALTOR® for further details.