

# \$949,900 - 206 Government Road S, Diamond Valley

MLS® #A2234739

**\$949,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Diamond Valley, Alberta

Fabulous opportunity in the heart of Diamond Valley. Prime development site located in the vibrant and fast-growing community of Diamond Valley. This high-profile lot presents an exceptional opportunity for developers, investors, or visionary owner-users. The site spans 125 feet of frontage by 120 feet deep, offering ample space for redevelopment, retail, mixed use or commercial development. The property is prominently situated on Government Street, one of the town's main commercial corridors, with excellent visibility, foot traffic, and vehicle exposure. At the heart of the property stands a charming building over 100 years old, rich in history and character. While the structure may require updates, it offers significant architectural value and could be preserved, repurposed, or replaced "depending on your vision and needs. Act fast. Do not miss out on this remarkable development opportunity.

Built in 1920

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2234739   |
| Price      | \$949,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1920       |
| Type       | Commercial |



|          |        |
|----------|--------|
| Sub-Type | Retail |
| Status   | Active |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 206 Government Road S |
| Subdivision | NONE                  |
| City        | Diamond Valley        |
| County      | Foothills County      |
| Province    | Alberta               |
| Postal Code | T0L 0H0               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 42              |
| Zoning         | DC              |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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