

# \$189,900 - 411 43 Avenue W, Claresholm

MLS® #A2193750

**\$189,900**

0 Bedroom, 0.00 Bathroom,  
Land on 1.29 Acres

NONE, Claresholm, Alberta

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.

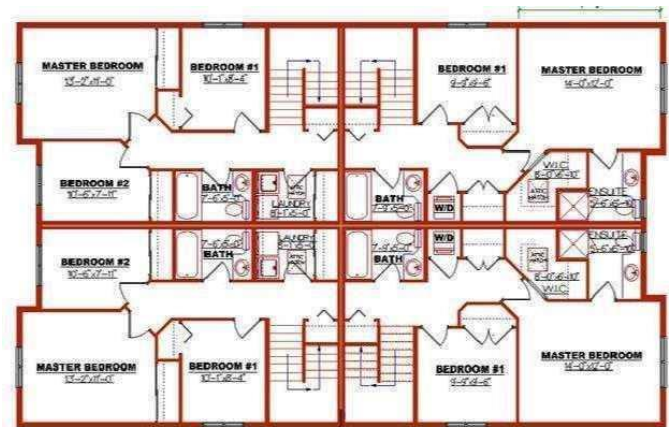


## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2193750         |
| Price     | \$189,900        |
| Bathrooms | 0.00             |
| Acres     | 1.29             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|         |                 |
|---------|-----------------|
| Address | 411 43 Avenue W |
|---------|-----------------|



|             |                              |
|-------------|------------------------------|
| Subdivision | NONE                         |
| City        | Claresholm                   |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 0T0                      |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 10th, 2025 |
| Days on Market | 108                 |
| Zoning         | R4                  |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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