

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

MLS® #A2193750

**\$189,900**

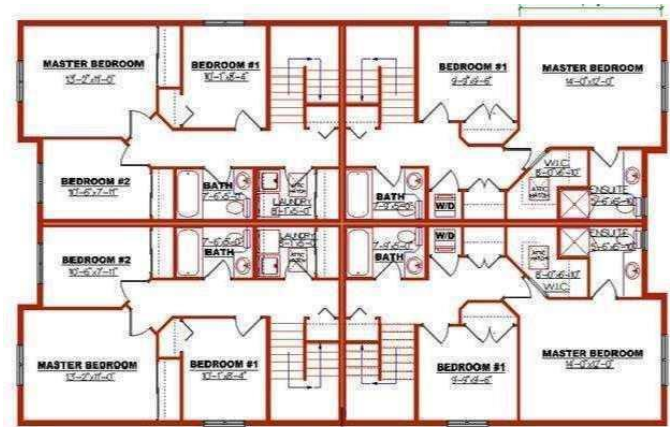
0 Bedroom, 0.00 Bathroom,  
Land on 1.29 Acres

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	87
Zoning	R4

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.