

**3000 23 Street N
Didsbury, Alberta**

MLS # A2217303



\$1,700,000

Division: NONE

Lot Size: 77.79 Acres

Lot Feat: -

By Town: -

LLD: 19-31-1-W5

Zoning: A

Water: -

Sewer: -

Utilities: -

Welcome to Creekside, the premier development nestled on the North End of Didsbury, where the enchanting Rosebud River gracefully winds its way along the northeast corner of the property. As the newest addition to the vibrant town of Didsbury, Creekside promises a harmonious blend of residential and industrial opportunities, making it a prime investment destination. The Residential portion of this development, spans 67.79 Acres plus 10 Acres of the Environmental Reserve. Creekside presents a diverse array of opportunities for developers and investors. Boasting 222 mixed residential lots and 17 separate industrial lots, the development is meticulously planned to ensure a seamless integration of residential and industrial spaces. Moreover, the industrial lots are strategically buffered from residential areas, preserving the peaceful ambiance of the community. Conveniently situated just a short distance West of QE2, Creekside offers unparalleled accessibility while maintaining the tranquility of its natural surroundings. With easy access to major transportation routes, residents and businesses alike will find themselves seamlessly connected to urban amenities and rural charm.