

\$250,000 - 150 South Railway Avenue E, Drumheller

MLS® #A2193301

\$250,000

0 Bedroom, 0.00 Bathroom,
Land on 0.75 Acres

Downtown Drumheller, Drumheller, Alberta

Highway Development Land for Sale (East).
Dimensions in Meters: (W 30M, S 105M, N 113M, E 35M) Approximate Size: 0.610 acres.
Zoning: NCD. Price: \$250,000. This exciting new development land is located on Drumheller's Highest Traffic Route beside the new Auto Sense Development. Western Financial Group Site located across from Ramada, McDonalds, ATB Branch, A&W, FCC, Canadian Tire, and more. Legal Plan: 1711873 Block: 60 Lot: 3. Lot size: 0.610 Acres. Adjacent lot 4 will also available to purchase (across the proposed roadway).



3.9 NEIGHBOURHOOD DISTRICT

3.9.1 General Intent

To enable primarily ground-oriented residential **development** with an emphasis on diverse, walkable neighbourhoods with varying built forms and housing typologies. To achieve complete communities, as envisioned in the Municipal Development Plan, select non-residential **uses** such as small-scale Restaurants/Cafés, **Offices**, Home Occupations, **Education**, and personal services are allowed.

Development shall be predominantly residential and may have a wide range of building types: single detached, duplex, rowhouses, and secondary suites. All **development**, regardless of **use**, shall have a built form that is consistent with surrounding residential properties, with the exception of **uses** listed in the Institutional **Use** Category in Subsection 3.5.2.

3.9.2 Uses

Use Category	Permitted Uses	Discretionary Uses
(1) Residential [Bylaw #16.22]	<i>Dwelling – Duplex</i> <i>Dwelling – Multi Unit (apartment)</i> <i>Dwelling Unit – Multi Unit (Attached)</i> <i>Dwelling – Single-detached</i> <i>Dwelling Unit – Manufactured located within an established and approved Manufactured Home Park</i>	<i>Dwelling Unit – Manufactured</i> <i>Dwelling Unit – Move On</i> <i>Dwelling Unit – Secondary</i> <i>Dwelling Unit – Garden</i> <i>Manufactured Home Park</i>
(2) Lodging	<i>Bed & Breakfast</i> <i>Tourist Dwelling</i>	<i>Campground</i>
(3) Commercial	<i>Artist Studio</i> <i>Home Occupation - Urban</i> <i>Home Occupation - Basic</i>	<i>Restricted Substance Retail</i> <i>Restaurant/Café</i> <i>Retail & Service – General</i> <i>Office</i>
(4) Institutional	<i>Culture</i> <i>Education</i>	<i>Recreation – Intensive</i> [Bylaw #16.22]

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Town of Drumheller Land Use Bylaw 16.20
Consolidated to include amendments to March 2023

Essential Information

MLS® #	A2193301
Price	\$250,000
Bathrooms	0.00
Acres	0.75
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	150 South Railway Avenue E
Subdivision	Downtown Drumheller
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J 0Y0

Additional Information

Date Listed	February 9th, 2025
Days on Market	71
Zoning	NCD

Listing Details

Listing Office	Century 21 Masters
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