

\$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

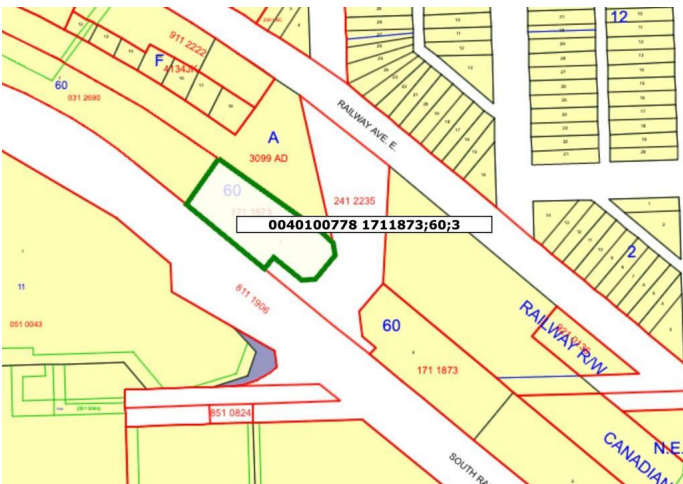
Highway Development Land for Sale (East).
Dimensions in Meters: (W 30M, S 105M, N 113M, E 35M) Approximate Size: 0.610 acres.
Zoning: NCD. Price: \$250,000. This exciting new development land is located on Drumheller's Highest Traffic Route beside the new Auto Sense Development. Western Financial Group 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).

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



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]

Additional Information

Date Listed	February 9th, 2025
Days on Market	86
Zoning	NCD

Listing Details

Listing Office	Century 21 Masters
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