

# \$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]	Dwelling – Duplex Dwelling – Multi Unit (apartment) Dwelling Unit – Multi Unit (Attached) Dwelling – Single-detached Dwelling Unit – Manufactured located within an established and approved Manufactured Home Park	Dwelling Unit – Manufactured Dwelling Unit – Move On Dwelling Unit – Secondary Dwelling Unit – Garden Manufactured Home Park
(2) Lodging	Bed & Breakfast Tourist Dwelling	Campground
(3) Commercial	Artist Studio Home Occupation - Urban Home Occupation - Basic	Restricted Substance Retail Restaurant/Café Retail & Service – General Office
(4) Institutional	Culture Education	Recreation – Intensive [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	72
Zoning	NCD

## **Listing Details**

Listing Office	Century 21 Masters
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