

\$100,380 - Lot 3 390 1 Street North Road, Drumheller

MLS® #A2101924

\$100,380

0 Bedroom, 0.00 Bathroom,

Land on 2.39 Acres

Downtown, Drumheller, Alberta

Super location in the community of Rosedale, approximately 10 km from the intersection of Highway 9 & 10 and approximately 6 km from Drumheller city center. Lot 3 is 2.39 Acres.

There are no services to this lot. This property should qualify for a 10% discount for being over 2.0 acres. This subdivision has already seen development! Includes area subject to an easement by the Town of Drumheller. Ask your agent about tax incentives. ***Residential uses not allowed on this land*** Legal

Description: Lot 3 Block 16 Plan 0614150 Roll:

19060307 | 2023 taxes: \$0 | Lot size: 2.390

Acres | Land Use / Zoning: ED | Title number:

061 478 257 +2 LINC Number: 0032 045 875 |

non financial encumbrances: 811 117 857

23/06/1981 UTILITY RIGHT OF WAY

GRANTEE - ICG UTILITIES

(PLAINS-WESTERN) LTD. 941 151 458

09/06/1994 CAVEAT RE : RIGHT OF WAY

AGREEMENT 061 478 259 17/11/2006

EASEMENT. Buyer must fill out a

development permit application sheet as part

of the offer outlining what they will build, who

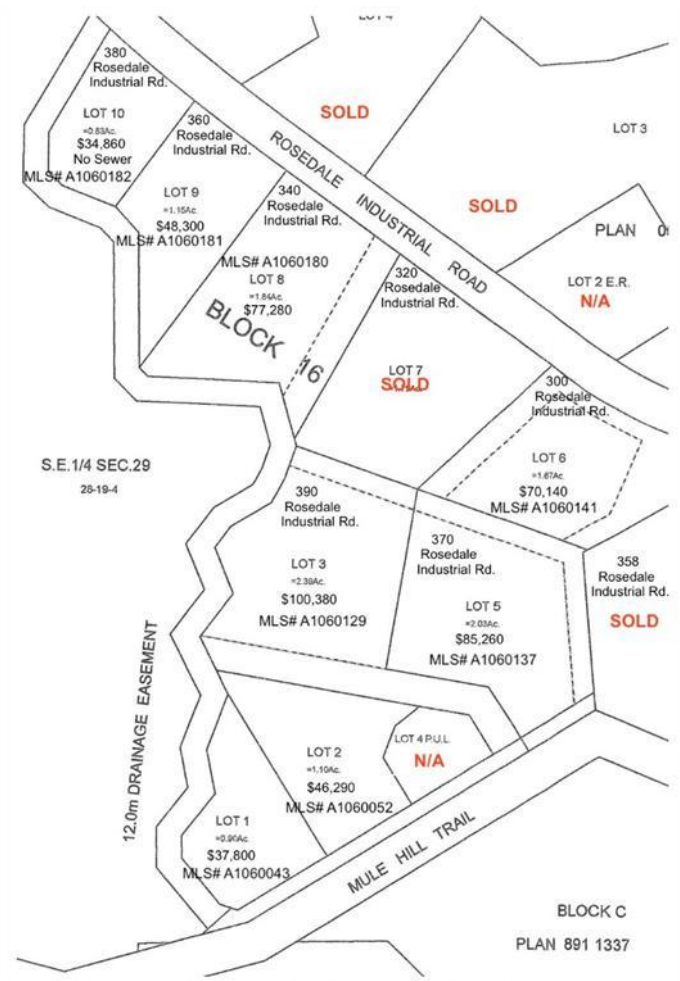
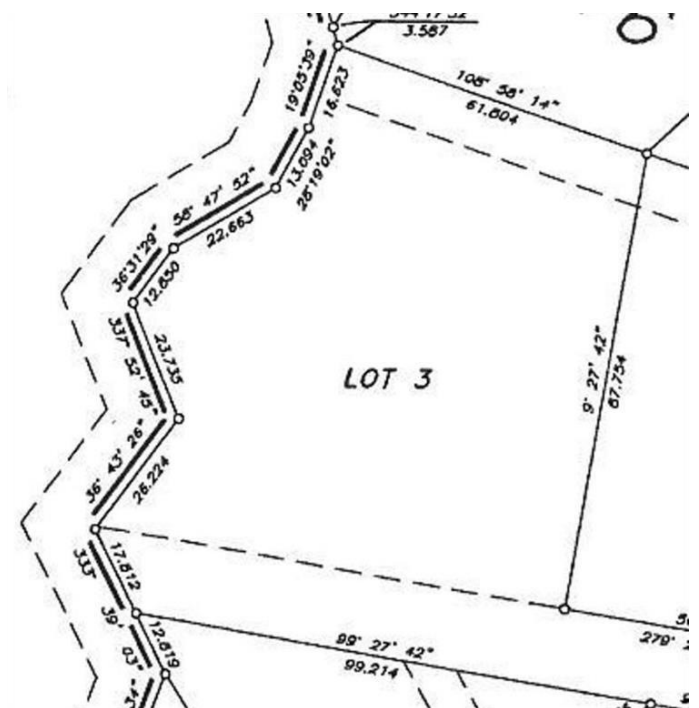
their contractor is, and outline the timeline that

starts substantial construction within 8 months

and completes construction with 24 months.

Offers must be left open for 3 weeks from the

date submitted.



Essential Information

MLS® #

A2101924

Price	\$100,380
Bathrooms	0.00
Acres	2.39
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	Lot 3 390 1 Street North Road
Subdivision	Downtown
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J 0Y0

Exterior

Lot Description	Irregular Lot, See Remarks
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Additional Information

Date Listed	January 16th, 2024
Days on Market	659
Zoning	ED

Listing Details

Listing Office	Century 21 Masters
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