

# \$240,000 - 625 Riverside Drive, Drumheller

MLS® #A2146165

**\$240,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.33 Acres

Downtown Drumheller, Drumheller, Alberta

Corner lot on former Hospital site in beautiful and scenic Riverview in Drumheller. Approx 82.93 ft x 54.52 ft (AREA: 0.54 HECTARES / 1.33 ACRES) MORE OR LESS. Zoning ND (Neighbourhood District) emphasizes on diverse, walkable neighbourhoods with various housing types, and select small-scale restaurants/café@s, offices, retail, home occupations, education, and personal services are allowed. Ask your Realtor for a link to the Town of Drumheller's Land Use Bylaws for permitted uses. 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® #	A2146165
Price	\$240,000
Bathrooms	0.00
Acres	1.33
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	625 Riverside Drive
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Subdivision Downtown Drumheller  
City Drumheller  
County Drumheller  
Province Alberta  
Postal Code T0J 0Y5

### Additional Information

Date Listed July 20th, 2024  
Days on Market 291  
Zoning ND

### Listing Details

Listing Office Century 21 Masters

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

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

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	<b>Government Health Services</b> <b>Recreation – Non-Intensive</b>	
(5) Other Uses	<b>Accessory Building or Structure</b>	<b>Accessory Building – Portable</b> <b>Bench Sign</b> [Bylaw #16.22] <b>Fascia Sign</b> <b>Freestanding Sign</b> <b>Projecting Sign</b> <b>Solar Energy System</b> <b>Communication Structure</b>

#### 3.9.3 Specific Use Standards

<b>Restaurant/Café</b>	(a) The maximum <b>use area</b> for a <b>Restaurant/Café</b> is 300 square metres. (b) 1 <b>Sign</b> is permitted, in accordance with Part 4.
<b>Retail &amp; Service</b>	(a) The maximum <b>use area</b> for Retail & Service is 300 square metres. (b) Permanent outdoor display, service, and/or <b>outdoor storage</b> is not permitted. (c) 1 <b>Sign</b> is permitted, in accordance with Part 4.
<b>Dwelling Unit – Manufactured</b> [Bylaw #16.22]	(a) The minimum width of a <b>Manufactured Dwelling</b> shall be 7.3 m. (b) <b>Manufactured Dwellings</b> constructed greater than ten (10) years from the time of <b>development permit</b> application may only be approved at the discretion of the <b>Development Authority</b> . (c) The massing, design and appearance of a <b>Manufactured Dwelling</b> shall be consistent with <b>adjacent development</b> to the satisfaction of the <b>Development Authority</b> , and may be required to include enhanced design elements that add visual interest such as: i. a porch or veranda on the front façade; ii. horizontal wall articulation on the front

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