

# \$44,000 - Lot 9 360 Industrial Road, Drumheller

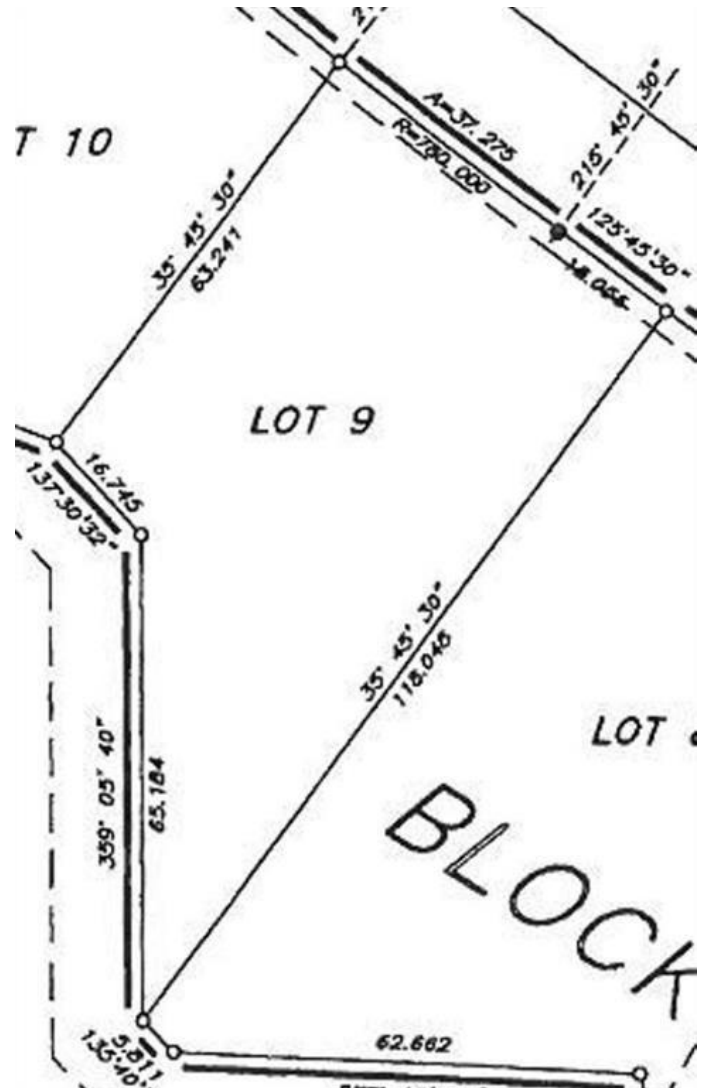
MLS® #A2221461

**\$44,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.15 Acres

Downtown, Drumheller, Alberta

For Sale: Lot 9 available 1.15 Acres Located in the community of Rosedale, approximately 10 km from the intersection of Highway 9 & 10 and approximately 6 km from Drumheller city center. Lot will have water, electricity, and natural gas servicing to the property line. Direct connection to sanitary sewer from the property line is available. \*\*\*Residential uses not allowed on this land\*\*\* Land Use / Zoning: ED. 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® #    | A2221461        |
| Price     | \$44,000        |
| Bathrooms | 0.00            |
| Acres     | 1.15            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | Lot 9 360 Industrial Road |
| Subdivision | Downtown                  |
| City        | Drumheller                |

|             |            |
|-------------|------------|
| County      | Drumheller |
| Province    | Alberta    |
| Postal Code | T0J 0Y0    |

## Exterior

|                 |                            |
|-----------------|----------------------------|
| Lot Description | Irregular Lot, See Remarks |
|-----------------|----------------------------|

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 91             |
| Zoning         | ED             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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