

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

MLS® #A2101924

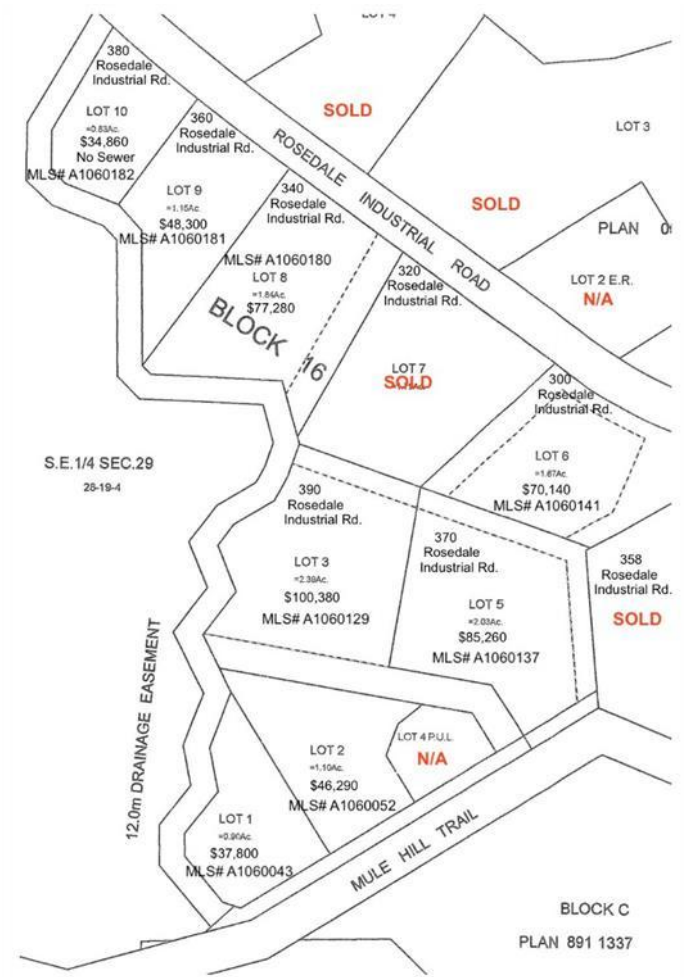
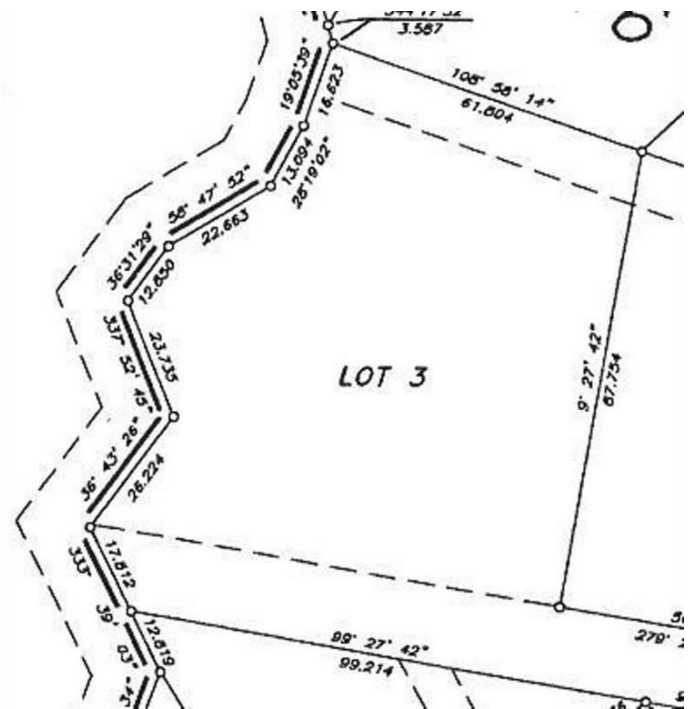
**\$100,380**

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. Lot will have water, electricity, and natural gas servicing to the property line. Direct connection to sanitary sewer from the property line is available. 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	461
Zoning	ED

### **Listing Details**

Listing Office	Century 21 Masters
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