

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

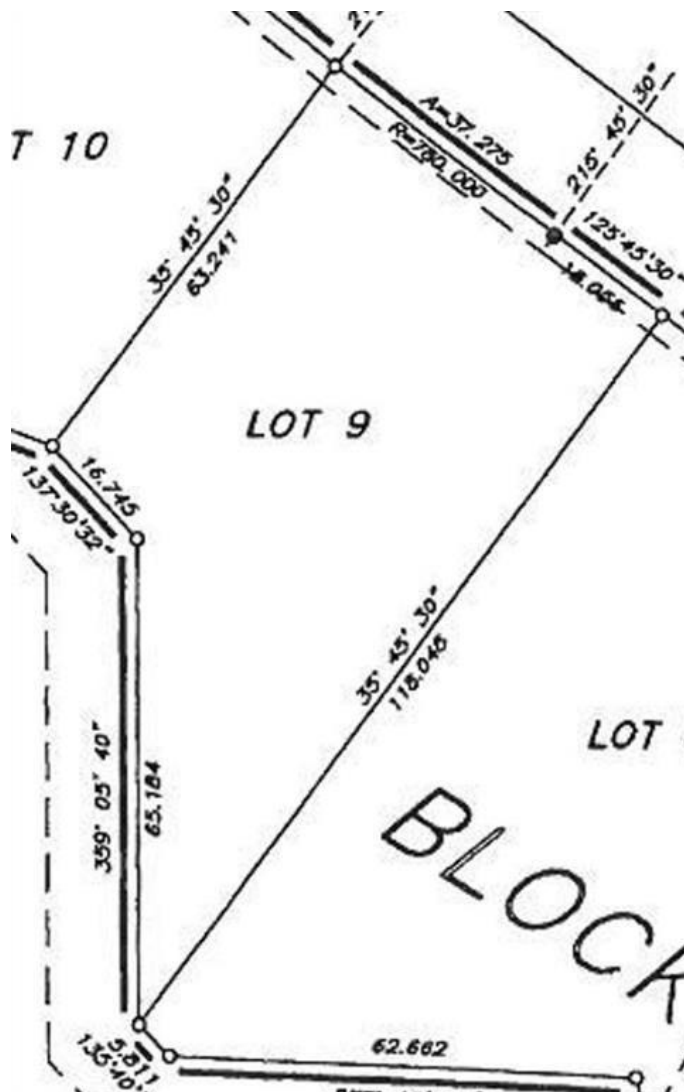
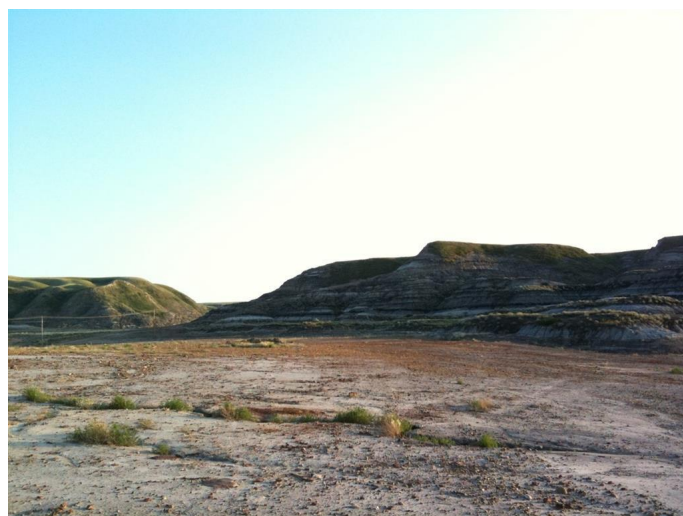
MLS® #A2221461

**\$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
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## Additional Information

Date Listed	May 23rd, 2025
Days on Market	75
Zoning	ED

## Listing Details

Listing Office	Century 21 Masters
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