

# \$299,900 - 170 9 Street Nw, Drumheller

MLS® #A2187248

**\$299,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.51 Acres

North Drumheller, Drumheller, Alberta

Is 2025 the year you build your dream house? This half acre lot is located on a quiet tree lined street with exceptional privacy and fabulous neighbors would make the perfect homestead. The Michichi Creek/ preserve land is at the back of the property and is home to many birds and wildlife. Enjoy evening strolls or bike rides around on the path system that's a half a block away. The hospital/auxiliary is across the street and the only traffic down the road out front, is from the other owners on the street. There is a garage on site for your construction headquarters and the garage slab is ready. This property is zoned ND (neighbourhood district). If you'd rather build multifamily, there may be options available as well. Call your architect, call the builder, and get started on your new home soon. The Town of Drumheller's Development Office is the best place to check for answers on what guidelines are in place for building and we request that buyer's do their own due diligence.

## Essential Information

MLS® #	A2187248
Price	\$299,900
Bathrooms	0.00
Acres	0.51
Type	Land
Sub-Type	Residential Land



Status Active

### **Community Information**

Address 170 9 Street Nw  
Subdivision North Drumheller  
City Drumheller  
County Drumheller  
Province Alberta  
Postal Code T0J 0Y1

### **Additional Information**

Date Listed January 14th, 2025  
Days on Market 81  
Zoning ND

### **Listing Details**

Listing Office Century 21 Masters

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.