

# \$54,900 - 815 3 Street Sw, Drumheller

MLS® #A2188747

**\$54,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.15 Acres

Bankview, Drumheller, Alberta

This exceptional building lot is located in a peaceful cul-de-sac, just steps away from a beautiful park, offering a tranquil setting with plenty of green space. Utilities are already available at the street, making it an ideal spot to bring your next project to life. Zoned ND (Neighborhood District), the property provides a range of possibilities for development, whether you're looking to build a custom single-family home, a duplex, or a small multi-family residence. Potential for multifamily developments up to 8 units.

The location is perfect for those seeking a serene, residential neighborhood with easy access to local amenities. Just a short distance away, you'll find Freson Bros. Fresh Market for your grocery needs, along with a variety of dining options. For families, Drumheller Valley Secondary School and St. Anthony's School are both nearby. Healthcare services are also easily accessible, with the Drumheller Health Centre just minutes away.

Beyond the immediate amenities, you'll have the iconic Royal Tyrrell Museum and the stunning Badlands just a short drive away, offering a blend of rich history and outdoor adventure. Great opportunity to own 1 of 2 adjacent lots for sale! These lots can be purchased separately or together, offering flexibility for your real estate needs. Perfect for a variety of uses—don't miss out on this chance to secure prime land in a desirable,



welcoming community with everything you need just around the corner.

### Essential Information

MLS® #	A2188747
Price	\$54,900
Bathrooms	0.00
Acres	0.15
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	815 3 Street Sw
Subdivision	Bankview
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J 0Y6

### Additional Information

Date Listed	January 24th, 2025
Days on Market	75
Zoning	ND

### Listing Details

Listing Office	eXp Realty
----------------	------------

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.