

# \$235,000 - 200 South Railway Avenue E, Drumheller

MLS® #A2145569

**\$235,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.75 Acres

Downtown Drumheller, Drumheller, Alberta

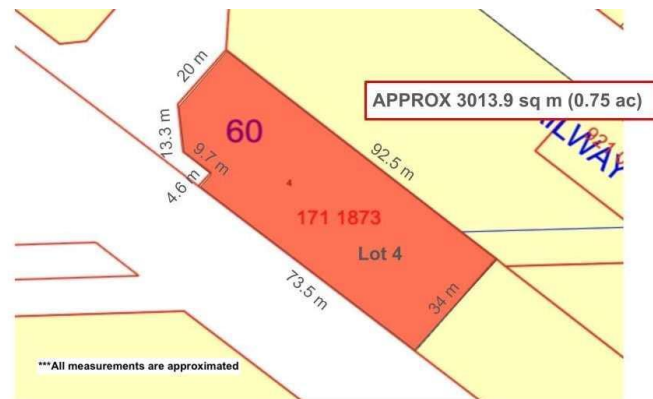
Highway Development Land for Sale (East).  
Neighbour Tenant: Allied Auto - Auto Sense  
and Western Financial Group. Dimensions in  
Meters: (W 30M, S 105M, N 113M, E 35M)  
Approximate Size: 0.75 acres. Zoning: NCD.  
Price: \$235,000. Taxes: \$4,109.00 (2024).  
This exciting new development land is located  
on Drumheller's Highest Traffic Route beside  
the new Auto Sense Development. Western  
Financial Group Site located across from  
Ramada, McDonalds, ATB Branch, A&W,  
FCC, Canadian Tire, and more. Legal Plan:  
1711873 Block: 60 Lot: 4. Lot size: 0.75 Acres.  
Ask your Realtor for more information on the  
most recent construction plans.

## Essential Information

MLS® #	A2145569
Price	\$235,000
Bathrooms	0.00
Acres	0.75
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	200 South Railway Avenue E
Subdivision	Downtown Drumheller
City	Drumheller
County	Drumheller



## The Construction of the 6 Avenue Extension will begin in June

Posted on May 6 2025



An aerial drawing provided by Sedulous Engineering Inc. of the 6 Ave Connection

The Town of Drumheller is moving forward with the 6 Avenue Road Connector, a key infrastructure project that will improve access to the downtown core for vehicles, pedestrians, and active transportation users.

On April 7, 2025, Drumheller Town Council approved the project, which will connect Highway 56/South Dinosaur Trail at the 6 Avenue Southeast intersection to 2 Street East. Construction is expected to begin in June and continue throughout the summer.

The \$1.68 million project, approved in the 2025 municipal budget, was awarded to East Butte Contracting. Sedulous Engineering Inc. will serve as Construction Administrator, ensuring the project stays on track and meets all specifications. The connector will integrate the Rails to Trails network, landscaping enhancements, and future-ready infrastructure, including water mains and sanitary sewer lines. The road will also improve access to Railway Avenue East and Highway 56.

"This road has been discussed many times over the years," said Councillor Crystal Sereda. "We are very excited to see this finally come to fruition and continue to work toward the long-term vision of a more accessible and connected downtown."

The 6 Avenue Road Connector aligns with the Town's Downtown Area Revitalization Plan (DARP), established in 2021, which envisions a vibrant and inclusive downtown environment that is accessible to residents, visitors, and businesses alike. This connection supports that vision by improving both vehicle and pedestrian routes while creating opportunities for future growth. The adjacent land has already drawn interest from developers, and this project helps lay the groundwork for future development in the area.

To accommodate construction, the recycling station currently located on Railway Avenue East and managed by the Drumheller and District Landfill will be relocated to 1 Street East and 7 Avenue Southeast effective May 9. All approved recycling services will continue to be available at the new location.

OPERATIONS

Province	Alberta
Postal Code	T0J 0Y0

### **Additional Information**

Date Listed	September 27th, 2024
Days on Market	335
Zoning	NCD

### **Listing Details**

Listing Office	Century 21 Masters
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