

# \$65,000 - 811 3 Street Sw, Drumheller

MLS® #A2220040

**\$65,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.12 Acres

Bankview, Drumheller, Alberta

This exceptional building lot is located in a peaceful cul-de-sac, just steps away from Veterans Memorial 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. A short distance away, you'll find Freson Bros. Fresh Market for your grocery needs, and a variety of local dining options. Families will appreciate the proximity to Drumheller Valley Secondary School and St. Anthony's School, both just a short drive away. For healthcare, the Drumheller Health Centre is nearby, offering essential services.

With The Royal Tyrrell Museum just a short drive away and the stunning Badlands right on your doorstep, this location offers the perfect balance of a quiet residential retreat and access to the rich history and outdoor adventures that make Drumheller so unique. 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 usesâ€”donâ€™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® #	A2220040
Price	\$65,000
Bathrooms	0.00
Acres	0.12
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	811 3 Street Sw
Subdivision	Bankview
City	Drumheller
County	Drumheller
Province	Alberta
Postal Code	T0J0Y6

### Additional Information

Date Listed	May 10th, 2025
Days on Market	56
Zoning	ND

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.