

# \$240,000 - 625 Riverside Drive, Drumheller

MLS® #A2146165

**\$240,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1.33 Acres

Downtown Drumheller, Drumheller, Alberta

Corner lot on former Hospital site in beautiful and scenic Riverview in Drumheller. Approx 82.93 ft x 54.52 ft (AREA: 0.54 HECTARES / 1.33 ACRES) MORE OR LESS. Zoning ND (Neighbourhood District) emphasizes on diverse, walkable neighbourhoods with various housing types, and select small-scale restaurants/café@s, offices, retail, home occupations, education, and personal services are allowed. Ask your Realtor for a link to the Town of Drumheller's Land Use Bylaws for permitted uses. 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® #	A2146165
Price	\$240,000
Bathrooms	0.00
Acres	1.33
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	625 Riverside Drive
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Subdivision Downtown Drumheller  
City Drumheller  
County Drumheller  
Province Alberta  
Postal Code T0J 0Y5

Additional Information

Date Listed July 20th, 2024  
Days on Market 288  
Zoning ND

Listing Details

Listing Office Century 21 Masters

3.9 NEIGHBOURHOOD DISTRICT

3.9.1 General Intent

To enable primarily ground-oriented residential **development** with an emphasis on diverse, walkable neighbourhoods with varying built forms and housing typologies. To achieve complete communities, as envisioned in the Municipal Development Plan, select non-residential **uses** such as small-scale Restaurants/Cafés, **Offices**, Home Occupations, **Education**, and personal services are allowed.

**Development** shall be predominantly residential and may have a wide range of building types: single detached, duplex, rowhouses, and secondary suites. All **development**, regardless of **use**, shall have a built form that is consistent with surrounding residential properties, with the exception of **uses** listed in the Institutional **Use** Category in Subsection 3.5.2.

3.9.2 Uses

Use Category	Permitted Uses	Discretionary Uses
(1) Residential [Bylaw #16.22]	<b>Dwelling – Duplex</b> <b>Dwelling – Multi Unit (apartment)</b> <b>Dwelling Unit – Multi Unit (Attached)</b> <b>Dwelling – Single-detached</b> <b>Dwelling Unit – Manufactured located within an established and approved Manufactured Home Park</b>	<b>Dwelling Unit – Manufactured</b> <b>Dwelling Unit – Move On</b> <b>Dwelling Unit – Secondary</b> <b>Dwelling Unit – Garden</b> <b>Manufactured Home Park</b>
(2) Lodging	<b>Bed &amp; Breakfast</b> <b>Tourist Dwelling</b>	<b>Campground</b>
(3) Commercial	<b>Artist Studio</b> <b>Home Occupation - Urban</b> <b>Home Occupation - Basic</b>	<b>Restricted Substance Retail</b> <b>Restaurant/Café</b> <b>Retail &amp; Service – General Office</b>
(4) Institutional	<b>Culture</b> <b>Education</b>	<b>Recreation – Intensive</b> [Bylaw #16.22]

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	<b>Government Health Services</b> <b>Recreation – Non-Intensive</b>	
(5) Other Uses	<b>Accessory Building or Structure</b>	<b>Accessory Building – Portable</b> <b>Bench Sign</b> [Bylaw #16.22] <b>Fascia Sign</b> <b>Freestanding Sign</b> <b>Projecting Sign</b> <b>Solar Energy System</b> <b>Communication Structure</b>

3.9.3 Specific Use Standards

<b>Restaurant/Café</b>	(a) The maximum <b>use area</b> for a <b>Restaurant/Café</b> is 300 square metres. (b) 1 <b>Sign</b> is permitted, in accordance with Part 4.
<b>Retail &amp; Service</b>	(a) The maximum <b>use area</b> for Retail & Service is 300 square metres. (b) Permanent outdoor display, service, and/or <b>outdoor storage</b> is not permitted. (c) 1 <b>Sign</b> is permitted, in accordance with Part 4.
<b>Dwelling Unit – Manufactured</b> [Bylaw #16.22]	(a) The minimum width of a <b>Manufactured Dwelling</b> shall be 7.3 m. (b) <b>Manufactured Dwellings</b> constructed greater than ten (10) years from the time of <b>development permit</b> application may only be approved at the discretion of the <b>Development Authority</b> . (c) The massing, design and appearance of a <b>Manufactured Dwelling</b> shall be consistent with <b>adjacent development</b> to the satisfaction of the <b>Development Authority</b> , and may be required to include enhanced design elements that add visual interest such as: i. a porch or veranda on the front façade; ii. horizontal wall articulation on the front