



GRASSROOTS

REALTY GROUP

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**LOT 3 390 1 STREET NORTH Road
Drumheller, Alberta**

MLS # A2262815

\$100,380

Division: Downtown

Lot Size: 2.39 Acres

Lot Feat: Irregular Lot, See Remarks

By Town: -

LLD: -

Zoning: ED

Water: See Remarks

Sewer: -

Utilities: -



Super location in the community of Rosedale, approximately 10 km from the intersection of Highway 9 & 10 and approximately 6 km from Drumheller city center. Lot 3 is 2.39 Acres. There are no services to this lot. This property should qualify for a 10% discount for being over 2.0 acres. This subdivision has already seen development! Includes area subject to an easement by the Town of Drumheller. Ask your agent about tax incentives. ***Residential uses not allowed on this land*** Legal Description: Lot 3 Block 16 Plan 0614150 Roll: 19060307 | 2023 taxes: \$0 | Lot size: 2.390 Acres | Land Use / Zoning: ED | Title number: 061 478 257 +2 LINC Number: 0032 045 875 | non financial encumbrances: 811 117 857 23/06/1981 UTILITY RIGHT OF WAY GRANTEE - ICG UTILITIES (PLAINS-WESTERN) LTD. 941 151 458 09/06/1994 CAVEAT RE : RIGHT OF WAY AGREEMENT 061 478 259 17/11/2006 EASEMENT. 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.