



**GRASSROOTS**

REALTY GROUP

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**170 9 Street NW  
Drumheller, Alberta**

**MLS # A2279426**



**\$199,900**

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**Division:** North Drumheller

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**Lot Size:** 0.51 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** ND

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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**OWNER WILL CONSIDER INTERESTING TRADES AS PARTIAL PAYMENT!** Do you have a garden tractor, quad, forklift, snowmobile, dirt bike, even livestock (cows, chickens) that you'd trade? Let's make a deal! Bring us your ideas! This half acre lot is located on a quiet tree lined street with exceptional privacy and fabulous neighbors would make the perfect homestead. The Michichi Creek/ preserve land is at the back of the property and is home to many birds and wildlife. Enjoy evening strolls or bike rides around on the path system that's a half a block away. The hospital/auxiliary is across the street and the only traffic down the road out front, is from the other owners on the street. There is a garage on site for your construction headquarters and the garage slab is ready. This property is zoned ND (neighbourhood district). If you'd rather build multifamily, there may be options available as well. Call your architect, call the builder, and get started on your new home soon. The Town of Drumheller's Development Office is the best place to check for answers on what guidelines are in place for building and we request that buyer's do their own due diligence. The berm is completed but we are awaiting the updated flood maps.