

# \$27,500 - 452 2 Avenue, Drumheller

MLS® #A2213834

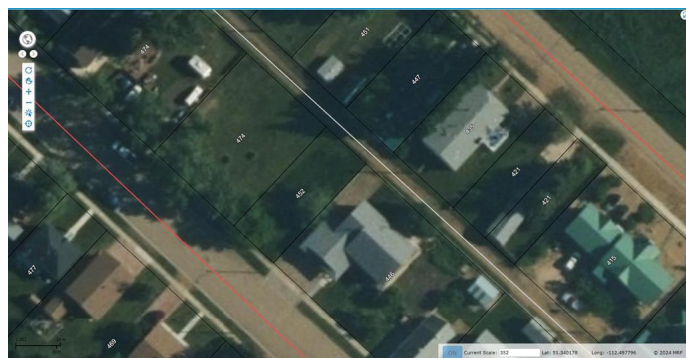
**\$27,500**

0 Bedroom, 0.00 Bathroom,  
Land on 0.09 Acres

East Coulee, Drumheller, Alberta

Looking for a little patch of Land to call your own? Located in The Picturesque Drumheller Valley and Friendly Community of East Coulee. This 40x100 Vacant Lot is Level and ready for New Ownership. With Potable Water Station at the entrance to East Coulee, Berm Work with bike paths under construction, Power and Natural Gas at the lot line. Home to weekenders and Artists. Priced so Well you can hold while you make future plans.

Neighbourhood District Zoning is 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/Caf  s, 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



## Essential Information

|        |          |
|--------|----------|
| MLS® # | A2213834 |
| Price  | \$27,500 |

|           |                  |
|-----------|------------------|
| Bathrooms | 0.00             |
| Acres     | 0.09             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 452 2 Avenue |
| Subdivision | East Coulee  |
| City        | Drumheller   |
| County      | Drumheller   |
| Province    | Alberta      |
| Postal Code | T0J1B0       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 125              |
| Zoning         | ND               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Now |
|----------------|------------|

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