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

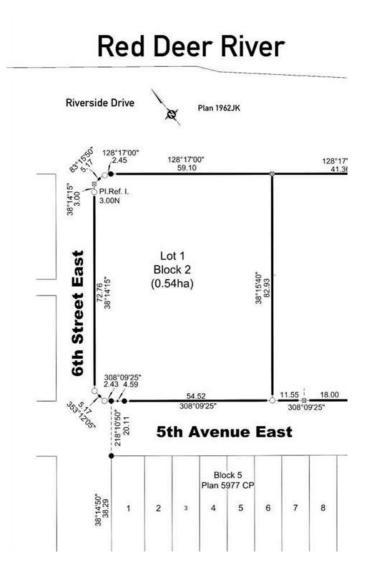
MLS® #A2146165

## \$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/cafés, 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

Subdivision Downtown Drumheller

City Drumheller

County Drumheller

Province Alberta

Postal Code T0J 0Y5

## **Additional Information**

Date Listed July 20th, 2024

Days on Market 290

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

Town of Drumhelier Land Use Bylaw 16.20 Consolidated to include amendments to March 2023

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(5) Other Uses

Accessory Building or Structure

Accessory Building - Portable

Bench Sign [Bylaw #16.22]

Fascia Sign

Freestanding Sign

Projecting Sign

Solar Energy System

Communication Structure

## 3.9.3 Specific Use Standards

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

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3 Town of Drumheller Land Use Bylaw 16.20