

22.75 ACRES OF RIVERSIDE LAND FOR SALE

4;18;27;21;N Lot 6 & 10 Drumheller, AB T0J 0Y0

COMMERCIAL



Land Size: Lot 10 - 22.75 Acres (Riverside)
Lot 6 - 10.1 Acres

Zoning: BD/RDD Badlands District (BD)
Rural Development District (RDD)

22.75 acres of Riverview and river access land for sale, in the town of Drumheller Alberta, 22 km east of downtown, adjacent to the Atlas coal mine museum and the community of East Coulee. This gorgeous Property has power near the river area. 888 feet of river frontage with a full walking path. Perfect place to build a campground and is zoned for such use. Also included in the sale at no extra cost is an adjacent 10 acre parcel (with conditions) not attached but only about 50 meters away, approximately 1 flat acre with the rest as hillside, includes one of the largest hoodoos in the valley. This portion is considered Badlands and cannot be developed, but would make an excellent walking area.

Bob Shedly
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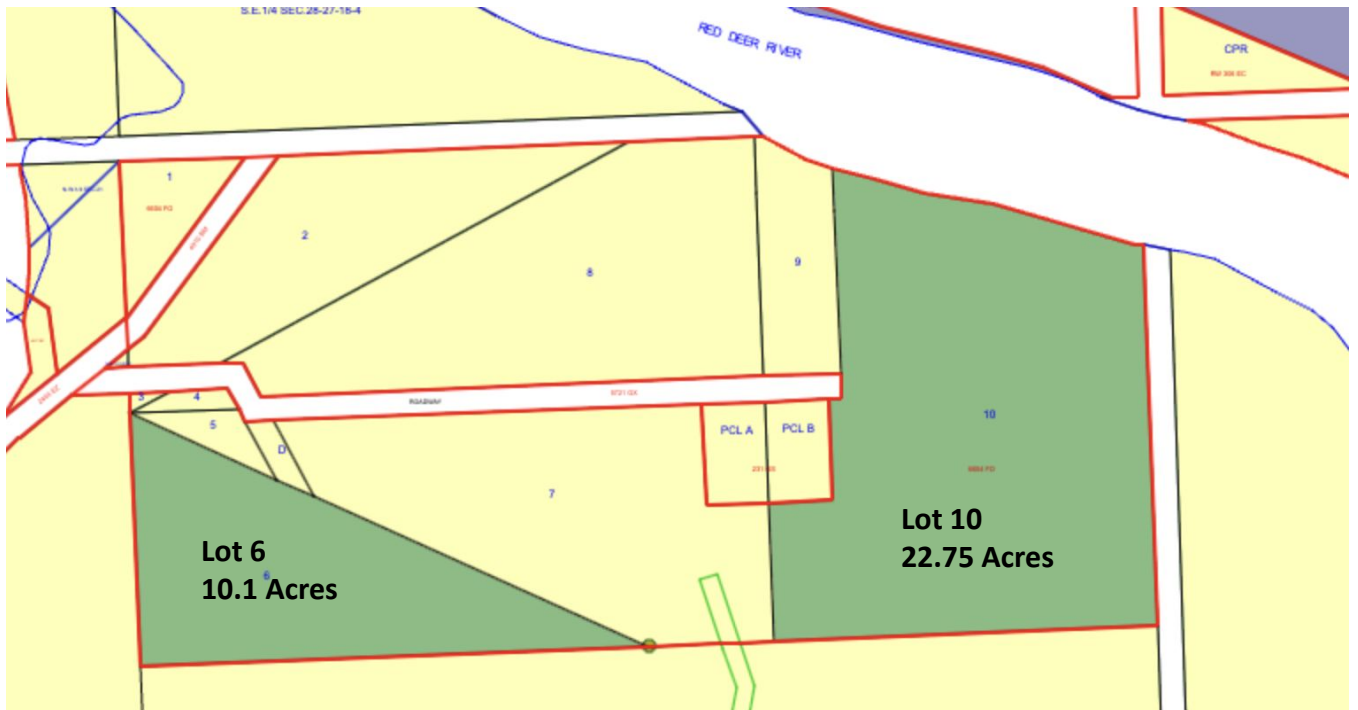
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