



**GRASSROOTS**  
REALTY GROUP

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**4;18;27;21;N Lot 6 & 10  
Drumheller, Alberta**

**MLS # A2279606**



**\$980,000**

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**Division:** NONE

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**Lot Size:** 22.75 Acres

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**Lot Feat:** -

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**By Town:** Drumheller

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**LLD:** 21-27-18-W4

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**Zoning:** BD/RDD

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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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 (BD Badlands District and RDD Rural Development District). This property is unique with this much river frontage in the valley. Also of note is this property is privately nestled 700 meters off the highway, with hills to the south and the Red Deer river to the north. 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. Drumheller boasts 600,000 visitors per year, and accommodations can be hard to find, camping has become a premium here. Don't let this opportunity to own such a rare piece of property in the valley of the dinosaurs in the heart of the Badlands pass you by.