



GRASSROOTS
REALTY GROUP

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**670 Center Street
Drumheller, Alberta**

MLS # A2179461



\$199,900

Division: Cambria

Lot Size: 2.05 Acres

Lot Feat: Creek/River/Stream/Pond, See Remarks, Street Lighting, Views, Waterfr

By Town: -

LLD: 15-28-19-W4

Zoning: Neighborhood District

Water: -

Sewer: -

Utilities: -

SELLER WILLING TO FINANCE UP 80%. An exceptional opportunity exists to acquire a premium riverfront parcel in Dinosaur Valley. The property is conveniently located 15 minutes from Drumheller's central business district and 1 hour 15 minutes from the Calgary metropolitan area. The site features panoramic vistas of the coulees and Hoodoos and offers substantial development and investment prospects. The land is zoned to permit residential construction, subdivision, campground development, or the construction of tiny homes, subject to municipal approval. Infrastructure utilities are readily accessible at the property line, and vendor financing is available. This offering is ideally suited for those seeking to construct a bespoke residence or to make a strategic real estate investment. **Property Highlights** Location: Dinosaur Valley, 15 minutes from Drumheller, 1 hour 15 minutes from Calgary. Views: Unobstructed views of coulees and Hoodoos. Zoning: Permitted uses include residential development, subdivision, campgrounds, or tiny homes (subject to municipal approval). Utilities: Municipal water, gas, and electricity available at the property line. Access: Situated between 7th Avenue (cul-de-sac) and 6th Avenue (leading to river access). Historical Significance: Site includes a portion of a former mining operation. Financing: Vendor offers 80% financing, amortized over 25 years with a 5-year term. Investment Merits Development Potential: Options include single-family dwelling, land subdivision, campground development, or tiny home community. Market Scarcity: Riverfront parcels are increasingly rare in the region. Strategic Location: Proximity to Drumheller and Calgary enhances property value. Location Information The property is bounded by 7th Avenue, which terminates in a cul-de-sac, and 6th Avenue, which provides direct access to the river. Property is also part of the Cambria community which is part of Drumheller. Historical Context The property encompasses a segment of a historical mining site, with an on-site historical marker.