

# \$899,900 - 333 2 Street E, Drumheller

MLS® #A2263230

**\$899,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.17 Acres

Downtown Drumheller, Drumheller, Alberta

Situated in the heart of Drumheller's revitalized historic downtown, this charming multi-family building blends character with modern updates, making it a prime investment opportunity. Spanning 5,225 square feet (total), the property includes five self-contained legal suites, ranging from one to three bedrooms, with some offering ensuite bathrooms for added convenience. Extensive renovations include upgraded electrical systems, windows, appliances, air conditioning units (5), furnaces, and a new roof, ensuring peace of mind for both owner and tenants. Each unit is thoughtfully designed with off-street parking, in-suite laundry, and secure storage, enhancing tenant convenience. With Drumheller's growing demand for long-term rentals, driven by local industries like agriculture and tourism, this property presents a stable and attractive investment. The town's affordable real estate market, especially compared to larger cities, adds to its appeal for investors looking to expand or establish a profitable rental portfolio. Don't miss the opportunity to invest in this thriving community with high potential for strong returns.

Built in 1940

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2263230  |
| Price  | \$899,900 |



|            |              |
|------------|--------------|
| Bathrooms  | 0.00         |
| Acres      | 0.17         |
| Year Built | 1940         |
| Type       | Commercial   |
| Sub-Type   | Multi Family |
| Status     | Active       |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 333 2 Street E      |
| Subdivision | Downtown Drumheller |
| City        | Drumheller          |
| County      | Drumheller          |
| Province    | Alberta             |
| Postal Code | T0J 0Y4             |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 5 |
|----------------|---|

### Interior

|         |             |
|---------|-------------|
| Heating | Forced Air  |
| Cooling | Central Air |

### Exterior

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Mixed, Vinyl Siding, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 12                |
| Zoning         | DT                |

### Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.