

123 East Coulee Avenue  
Rural Wheatland County, Alberta

MLS # A2192316



**\$4,900,000**

Division: NONE

Lot Size: 640.00 Acres

Lot Feat: -

By Town: Drumheller

LLD: -

Zoning: Neighborhood, Rural Dev.

Water: Well

Sewer: -

Utilities: -

**\*\*Price Reduction Notice\*\*** Property Tour July 9th 2025 (call to book) Proud to present Monarch Resort Development, a 640-acre site spanning two counties with stunning views and waterfront access to the Red Deer River. This rare offering provides a unique investment opportunity, perfect for recreational, hospitality, or residential development. Located just outside Drumheller, Alberta, and 2 hours from Calgary, the property lies in a thriving tourism hotspot, making it an ideal retreat for both local and out-of-town visitors. The site sits in Alberta's Canadian Badlands, offering dramatic topography and immense redevelopment potential. Currently zoned for agriculture, the property is already being used for outdoor concerts and transient camping. The true value lies in its vast development opportunities, with limitless potential for various ventures. **DYNAMIC REMOTE LANDSCAPE & EPIC VIEWS** The property is a sanctuary of solitude, free from noise and light pollution, providing visitors with unspoiled soundscapes. The clear skies offer an excellent canvas for stargazing, with the Milky Way and constellations on vivid display. The northern horizon also offers a stunning view of the Northern Lights, creating a breathtaking and restorative atmosphere. **ALBERTA TOURISM HOTSPOT** Drumheller, known as the "Dinosaur Capital of the World," is a must-visit destination in Alberta. The area boasts the Royal Tyrrell Museum and captivating badlands scenery, offering outdoor activities like camping and hiking. Visitors can explore iconic rock formations like the Hoodoos. Drumheller is easily accessible, just a short drive from Calgary, making it an ideal tourism hub with rich history, outdoor adventures, and family-friendly attractions. **UNLIMITED RECREATIONAL ACTIVITIES** Drumheller offers a range of outdoor activities, blending nature with cultural events. Visitors can camp under the stars, attend summer concerts, hike scenic trails, and enjoy local performances. This dynamic destination provides year-round recreational opportunities for all types of visitors. **VALUE ADD AND DEVELOPMENT POTENTIAL** This property offers exceptional opportunities for transformation. It could become a premier destination for adventure, relaxation, or community living, with options such as seasonal or permanent campgrounds, a resort with modern amenities, or a sustainable tiny home community. The land is perfect for an upscale glamping retreat with geodomes, cabins, and land lease sites. Its serene setting is also ideal for a wellness or spiritual retreat, allowing visitors to disconnect from the modern world. For luxury development, envision a resort featuring plunge pools and outdoor hot tubs to offer an immersive, exclusive experience. **HIGHWAY ACCESSIBLE** The property is conveniently located with easy access via Highway 10 and Highway 570, connecting the area to major Alberta cities. It is approximately a 1.5-hour drive from Calgary, a 15-minute drive from Drumheller, and a 3-hour drive from Edmonton.