

\$3,000,000 - 6311 50 Avenue, Drayton Valley

MLS® #E4456925

\$3,000,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

None, Drayton Valley, AB

An incredible opportunity to own 159.08+/- acres within the Town of Drayton Valley limits! This property is designated S-URB (Special Urban Reserve District) and is strategically positioned for future growth. Located along Highway 22, the land offers excellent visibility and access, and is surrounded by established residential, commercial, and industrial development. Perfect for investors and developers, this rare parcel provides holding income potential today with outstanding redevelopment possibilities for the future. Whether you are looking to secure a prime investment for long-term growth or position yourself for Drayton Valley's next phase of expansion, this property offers unmatched potential. The property also features a 2000+/- sf home, 800+/- sf attached garage, and patio, providing additional utility while future plans are considered. Title carries registered surface leases and right-of-way caveats. Seller has confirmed receiving annual compensation.



Essential Information

MLS® #	E4456925
Price	\$3,000,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial

Status Active

Community Information

Address 6311 50 Avenue
Area Drayton Valley
Subdivision None
City Drayton Valley
County ALBERTA
Province AB
Postal Code T7A 1A0

Additional Information

Date Listed September 9th, 2025
Days on Market 4
Zoning Zone 90

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