\$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 53

Zoning Zone 90

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Listing information last updated on November 1st, 2025 at 7:32am MDT