

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

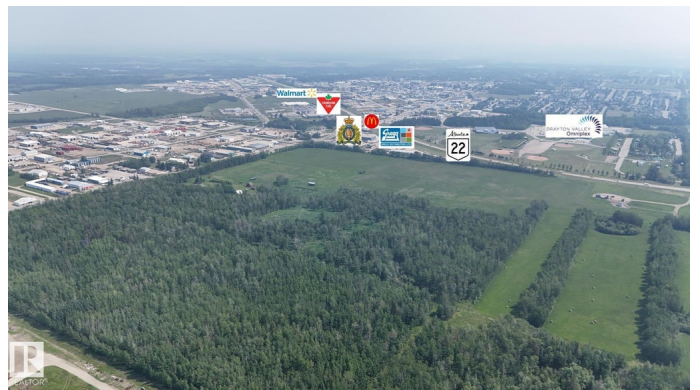
MLS® #E4456925

**\$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          6  
Zoning                     Zone 90

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Listing information last updated on September 15th, 2025 at 5:47am MDT