

# \$185,000 - 6116 50th Avenue, Drayton Valley

MLS® #E4451734

**\$185,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

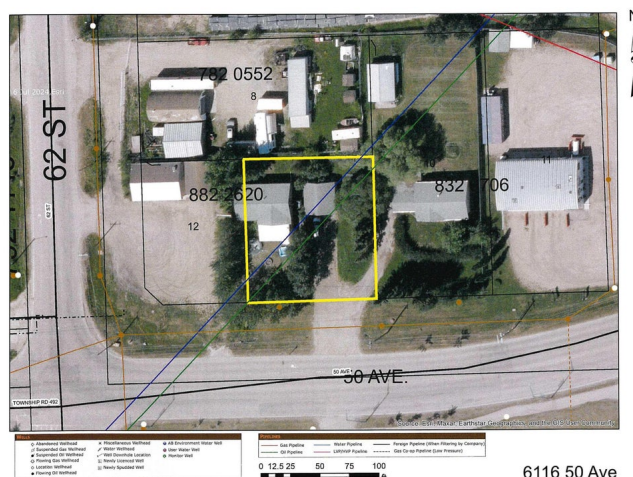
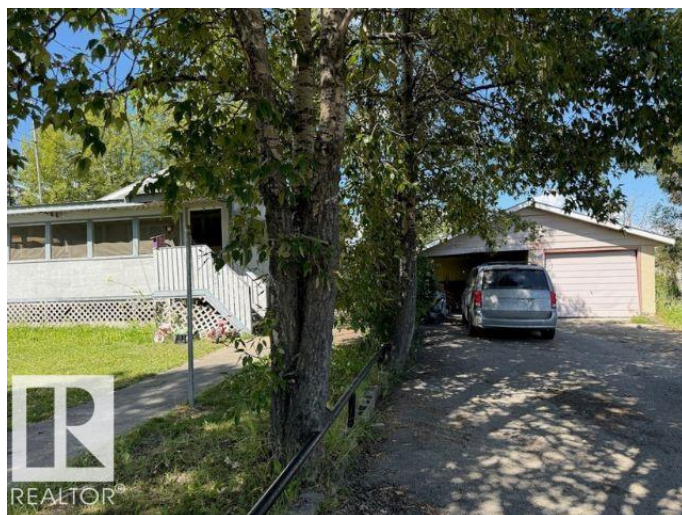
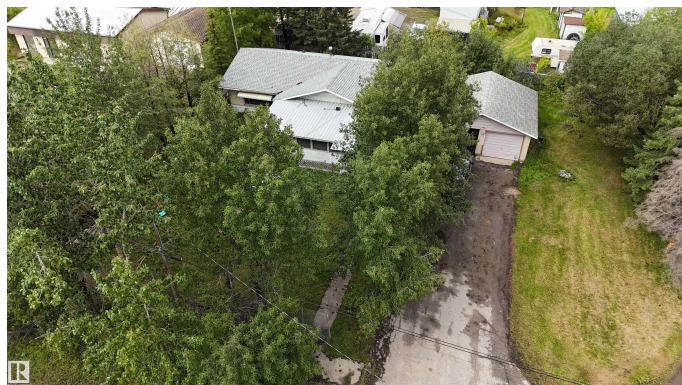
Drayton Valley, Drayton Valley, AB

Versatile Detached Home on Expansive Lot â€“ Excellent Value & Potential. An exceptional opportunity to own an affordable detached home located in-town on a generous 0.308-acre lot. This property offers approximately 2,184 sq ft of living space, including a partially finished basement, and presents significant potential with some modern updates. The main floor features 3 bedrooms and 1.5 bathrooms, along with a spacious covered front deck â€“ perfect for enjoying outdoor living. Additional highlights include a single detached garage with attached carport, and excellent lot exposure with easy access to Highway 22, all conveniently located near local amenities. Currently tenant-occupied, with tenants potentially open to staying, this property offers flexibility for investors or future homeowners. It is zoned Commercial-GEN and assessed as residential, creating unique opportunities for various uses. A rare find offering space, location, and investment potential.

Built in 1965

## Essential Information

MLS® #	E4451734
Price	\$185,000
Bathrooms	0.00



6116 50 Ave

Acres	0.00
Year Built	1965
Type	Land Commercial
Status	Active

### **Community Information**

Address	6116 50th Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1J4

### **Exterior**

Exterior	Wood Frame
Roof	Asphalt Shingles
Construction	Wood Frame

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	5
Zoning	Zone 90

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Listing information last updated on August 12th, 2025 at 5:32am MDT