

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

MLS® #E4452146

\$185,000

3 Bedroom, 2.00 Bathroom, 1,092 sqft

Single Family 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.

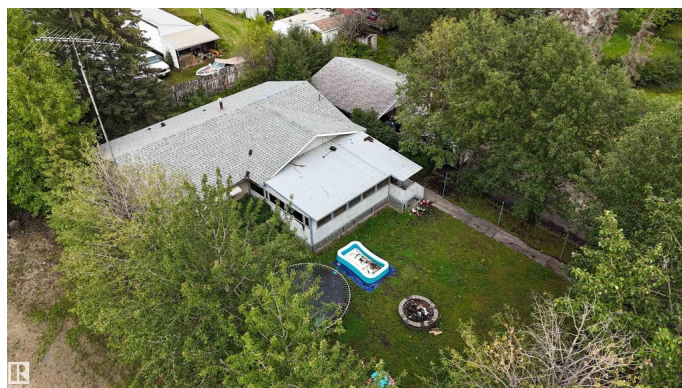
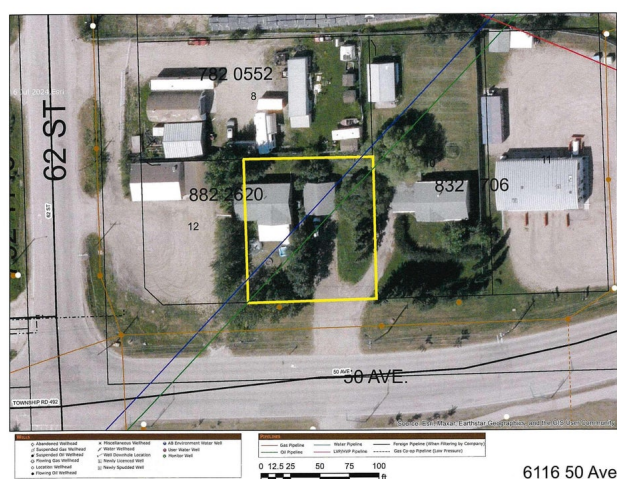
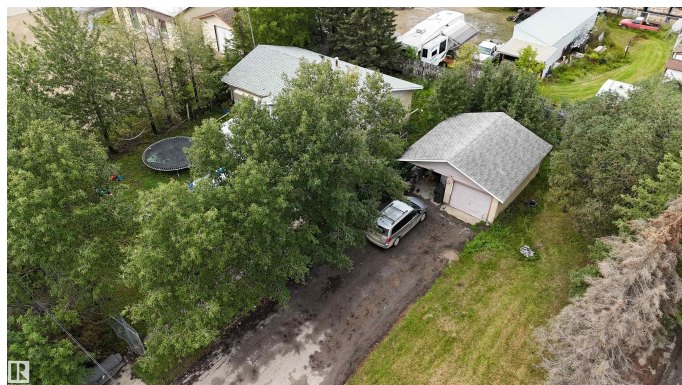
Built in 1965

Essential Information

MLS® # E4452146

Price \$185,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,092
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

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

Amenities

Amenities	Deck, Fire Pit, See Remarks
Parking	Single Carport, Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Commercial, Landscaped, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed August 7th, 2025

Days on Market 6

Zoning Zone 90

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Listing information last updated on August 13th, 2025 at 4:17pm MDT