

\$310,000 - 3500 43 Ave, Drayton Valley

MLS® #E4451145

\$310,000

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

OPPORTUNITY KNOCKING! 5.58 ACRES along the Ring Road and 43 Ave. that takes you close to the schools. It is a corner lot with pavement on three sides. It is zoned as R-Low district. It could be subdivided into 2 parcels or more if you wish. The sewer line runs through the property, water is under the road, and the power is on the property line. The property borders a municipal reserve which has 2 natural ponds. A beautiful spot to sit and watch and listen to the birds, enjoy the wildlife and have the privacy to enjoy. ANOTHER ADVANTAGE IS THE SURFACE LEASE REVENUE OF \$4,000.00 PER YEAR WITH RICOCHET. The pipeline has been abandoned but is still being paid annually unless at some point they reclaim it. CAN'T BEAT THIS PRICE AND SIZE AND LOCATION OF THIS LOT!

Essential Information

MLS® #	E4451145
Price	\$310,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active



Community Information

Address	3500 43 Ave
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1T8

Exterior

Exterior Features	Airport Nearby, Corner Lot, Golf Nearby, Playground Nearby, Schools, See Remarks
-------------------	--

Additional Information

Date Listed	August 4th, 2025
Days on Market	92
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 3rd, 2025 at 9:02pm MST