

# \$304,900 - Twp 493 Rr 75, Drayton Valley

MLS® #E4464817

**\$304,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 24.26 Acres

Drayton Valley, Drayton Valley, AB

Located within the town limits of Drayton Valley, this exceptional 24-acre parcel is nestled in the desirable northwest quadrant of town. Heavily treed and offering a serene natural setting, the property presents a rare opportunity to build your dream home or secure a valuable long-term investment. With lease revenue already in place and an unbeatable location close to all local amenities, this acreage is sure to attract significant interest. Zoned R-ACG, the land offers flexibility for a range of potential uses, including some agricultural activities(Discretionary), and permits a broader variety of building types than typically allowed within town limits. Whether you're looking to develop, invest, or create a private retreat, this property combines the tranquility of nature with the convenience of in-town living—a truly unique offering that doesn't come along often. (Taxes have not yet been assessed on this newly subdivided parcel). Purchase price INCLUDES GST.



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4464817  |
| Price     | \$304,900 |
| Bathrooms | 0.00      |
| Acres     | 24.26     |

|          |                 |
|----------|-----------------|
| Type     | Single Family   |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                |
|-------------|----------------|
| Address     | Twp 493 Rr 75  |
| Area        | Drayton Valley |
| Subdivision | Drayton Valley |
| City        | Drayton Valley |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7A 2A3        |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Golf Nearby, Not Landscaped, Private Setting, Schools, Shopping Nearby, See Remarks |
|-------------------|-------------------------------------------------------------------------------------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 90            |

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Listing information last updated on November 17th, 2025 at 12:32am MST