

\$310,000 - Pt Of Ne 9-49-7-w5, Drayton Valley

MLS® #E4451140

\$310,000

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Investors, THIS IS FOR YOU!!! FIRSTLY - \$14,250.00 per year lease revenue from the abandoned water injection site with Ricochet. It has been abandoned for some time but they keep paying; secondly if it does get reclaimed after you made this much per year for who knows how long, you would still have a beautiful 3.19 -acre parcel in an awesome location to develop homes or sell to a developer. There is a playground at one end, walking trails thru the trees to the pond and waterfall, and further trails. The land is maintained by Ricochet every year , so no mowing of grass. This property is zoned as Urban Reserve. A great spot to add to the existing adult condos on the pond or options to build single family homes. There is an approach in place off of 48B Ave. Services are stubbed into property off of 48B Ave. The property off of 50 Ave. turning south on 37 St. Turn west on 48B Ave. at the entrance of Aspenview on Pond. GREAT INVESTMENT and GREAT LOCATION.!

Essential Information

MLS® #	E4451140
Price	\$310,000
Bathrooms	0.00
Acres	0.00



Lot 50



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

Community Information

Address	Pt Of Ne 9-49-7-w5
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1T3

Exterior

Exterior Features Backs Onto Park/Trees, Playground Nearby

Additional Information

Date Listed	August 4th, 2025
Days on Market	80
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 October 23rd, 2025 at 12:32am MDT