

# \$120,000 - 4002 & 4004 41b Avenue, Drayton Valley

MLS® #E4462066

**\$120,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Offered through TEAM AUCTIONS from November 18<sup>th</sup>–20, 2025, these vacant double duplex lots will be featured in a timed auction within the desirable newer community of MERAW ESTATES, Drayton Valley, AB. Each parcel (double duplex lot) carries a reserve price of \$80,000 and presents an excellent opportunity for builders or investors looking to develop in a growing area. A “BUY IT NOW” option is available for unconditional offers of \$120,000 per parcel until November 3, 2025, two weeks prior to the auction. Don’t miss this rare chance to invest in one of Drayton Valley’s most sought-after neighborhoods! The listed price reflects both lots sold together. Lot in square meters is both lots combined. Taxes are both lots combined. \*ALL DRONE OUTLINES ARE APPROXIMATE



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4462066        |
| Price     | \$120,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 4002 & 4004 41b Avenue |
| Area        | Drayton Valley         |
| Subdivision | Drayton Valley         |
| City        | Drayton Valley         |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7A 0B5                |

**Exterior**

Exterior Features    Schools, Shopping Nearby, See Remarks

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 90            |

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Listing information last updated on October 16th, 2025 at 7:17am MDT