

\$639,900 - 49308 Rr 75, Drayton Valley

MLS® #E4465344

\$639,900

6 Bedroom, 2.50 Bathroom, 1,250 sqft

Single Family on 24.17 Acres

Drayton Valley, Drayton Valley, AB

An exceptional opportunity to own 24 acres of prime land within the town of Drayton Valley. Located in the NW corner of town, this unique property offers convenient access to all local amenities! The adjoining 24 acres are also available for purchase, presenting a rare chance for expanded ownership or future development.(E4464817). Property is currently set up for horses, with cross-fencing & a variety of outbuildings including a 24'x26' garage & a large quonset, ideal for storing machinery, RV's, or other large items. The land is partially treed, offering privacy & a peaceful natural setting, along with picturesque city views at night, yet you could walk to Walmart! The residence is a well-maintained 1,250 sq ft bungalow, offering 6 bedrooms & 3 baths. The main floor is bright & spacious, w/ some updates. A large, south-facing covered deck provides the perfect space to enjoy warm Alberta evenings in a tranquil setting. This property is fully serviced & zoned R-ACG. Price INCLUDES any applicable GST.

Built in 1974

Essential Information

MLS® # E4465344

Price \$639,900



Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,250
Acres	24.17
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	49308 Rr 75
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 2A3

Amenities

Amenities	Deck, R.V. Storage, See Remarks
Parking	Double Garage Detached, RV Parking, Shop

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cross Fenced, Fenced, Landscaped, Private Setting, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 10th, 2025
Days on Market	5
Zoning	Zone 90

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