

# \$185,000 - 6116 50 Avenue, Drayton Valley

MLS® #E4452146

**\$185,000**

3 Bedroom, 2.00 Bathroom, 1,092 sqft  
Single Family on 0.00 Acres

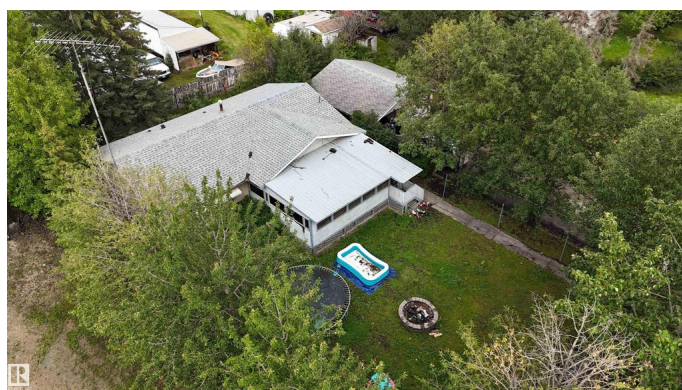
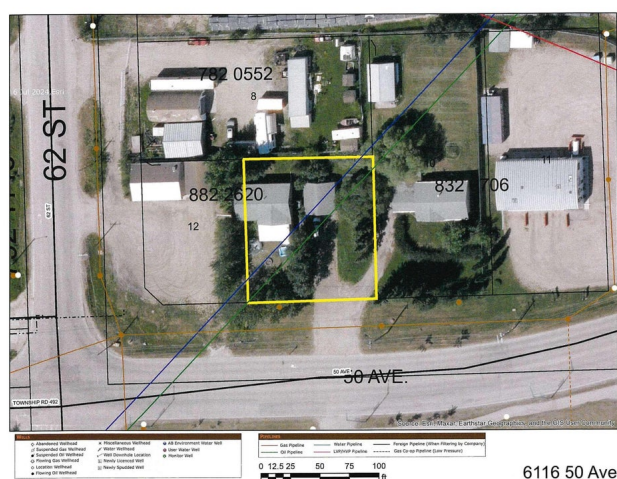
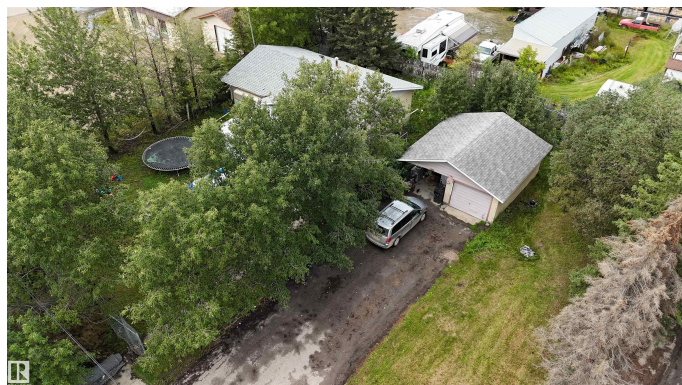
Drayton Valley, Drayton Valley, AB

Versatile Detached Home on Expansive Lot â€” Excellent Value & Potential. An exceptional opportunity to own an affordable detached home located in-town on a generous 0.308-acre lot. This property offers approximately 2,184 sq ft of living space, including a partially finished basement, and presents significant potential with some modern updates. The main floor features 3 bedrooms and 1.5 bathrooms, along with a spacious covered front deck â€” perfect for enjoying outdoor living. Additional highlights include a single detached garage with attached carport, and excellent lot exposure with easy access to Highway 22, all conveniently located near local amenities. Currently tenant-occupied, with tenants potentially open to staying, this property offers flexibility for investors or future homeowners. It is zoned Commercial-GEN and assessed as residential, creating unique opportunities for various uses. A rare find offering space, location, and investment potential.

Built in 1965

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4452146  |
| Price    | \$185,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,092                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6116 50 Avenue |
| Area        | Drayton Valley |
| Subdivision | Drayton Valley |
| City        | Drayton Valley |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7A 1J4        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Fire Pit, See Remarks            |
| Parking   | Single Carport, Single Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Commercial, Landscaped, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter                                   |

### Additional Information

Date Listed August 7th, 2025

Days on Market 5

Zoning Zone 90

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Listing information last updated on August 12th, 2025 at 7:32am MDT