

\$120,000 - 4006 & 4008 42 Avenue, Drayton Valley

MLS® #E4462059

\$120,000

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Offered through TEAM AUCTIONS from November 18â€“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 â€œBUY IT NOWâ€• option is available for unconditional offers of \$120,000 per parcel until November 3, 2025, two weeks prior to the auction. Donâ€™t miss this rare chance to invest in one of Drayton Valleyâ€™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® #	E4462059
Price	\$120,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	4006 & 4008 42 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0B4

Exterior

Exterior Features Schools, Shopping Nearby, See Remarks

Additional Information

Date Listed	October 14th, 2025
Days on Market	5
Zoning	Zone 90

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Listing information last updated on October 19th, 2025 at 1:02am MDT