

# \$120,000 - 4014 & 4016 42 Avenue, Drayton Valley

MLS® #E4462061

**\$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® #    | E4462061        |
| Price     | \$120,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 4014 & 4016 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 | 4                  |
| 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 18th, 2025 at 6:32am MDT