

## \$120,000 - 4010 & 4012 42 Avenue, Drayton Valley

MLS® #E4462060

**\$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 lot parcels will be featured in a timed auction within the desirable newer community of MERAW ESTATES, Drayton Valley, AB. Each parcel carries a reserve price of \$80,000 and presents an excellent opportunity for builders or investors looking to develop in a growing area. Duplex/Semi-Detached and Single Detached Dwellings are all permitted, providing flexibility for a variety of residential developments. A “BUY IT NOW” option is available for unconditional offers of \$120,000 per double lot 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 pricing reflects both lots sold together. Lot size and taxes shown represent both lots combined. \*All drone outlines are approximate.

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4462060        |
| Price     | \$120,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |



Status                      Active

**Community Information**

Address                    4010 & 4012 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        17  
Zoning                      Zone 90

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Listing information last updated on October 31st, 2025 at 3:03pm MDT