

# \$199,999 - 6116 50 Avenue, Drayton Valley

MLS® #E4421736

**\$199,999**

5 Bedroom, 1.50 Bathroom, 1,191 sqft  
Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This is the most affordable single family detached home in town. And it sits on a HUGE lot at 1245 square meters, (~.3 acres.) The home is dated, but with a little elbow grease, offers great potential. The house has roughly 2200 (total) square feet of living space including 3 bedrooms and 1.5 bathrooms on the main floor, plus a full basement that's partially finished. On the front of the house is a large covered deck/gazebo, and in the side yard you'll find a single detached garage plus a single carport under the same roof. The home is rented to great tenants who would be happy to stay. The owners were notified that any future developments on the property are to be commercial; in the meantime, this residential home offers great value with commercial-general zoning. It's a great location for a home-based business, a rental property, or it could be bought as part of a larger commercial land assembly if you're dreaming of bigger projects.

Built in 1965

## Essential Information

MLS® #	E4421736
Price	\$199,999
Bedrooms	5
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,191
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	Off Street Parking, Front Porch, Parking-Extra, Storage-In-Suite
Parking	Front Drive Access, Single Carport, Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, 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, Flat Site, No Back Lane, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 15th, 2025

Days on Market 49

Zoning Zone 90

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