

# \$157,800 - 4009 & 4011 41 B Avenue, Drayton Valley

MLS® #E4409302

**\$157,800**

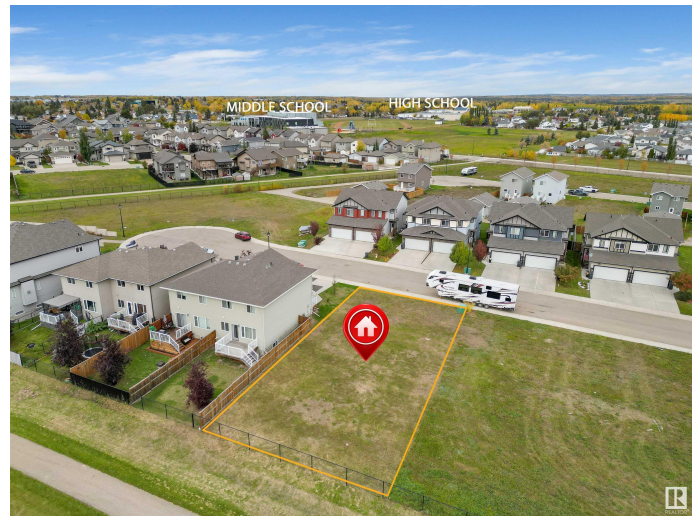
0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Explore Prime Duplex Lots in Meraw Estates today! These adjacent properties back onto green space and scenic walking trails, offering ample space for contemporary duplex construction. This North facing lot features secure chain-link fencing along the back and is located on a quiet street with three newer constructed duplexes and no through traffic! These lots present an exceptional investment opportunity with abundant potential! The Seller is willing to facilitate a smooth development process by working with reputable builders to bring your vision to life. Whether youâ€™re an experienced builder or seeking a reliable partner, the Seller is open to collaborations that ensure high-quality construction and innovative design, following the architectural design outlines of Meraw Estates. With a focus on creating sustainable and aesthetically pleasing structures, this is a fantastic opportunity to forge a partnership that benefits everyone involved. \*All outlines on drone photos are approximate\*

## Essential Information

MLS® #	E4409302
Price	\$157,800
Bathrooms	0.00
Acres	0.00



Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	4009 & 4011 41 B Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0B5

### Exterior

Exterior Features	Cul-De-Sac, Flat Site, Level Land, No Back Lane, No Through Road, Schools, Shopping Nearby
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### Additional Information

Date Listed	October 3rd, 2024
Days on Market	199
Zoning	Zone 90

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Listing information last updated on April 20th, 2025 at 4:17am MDT