

## \$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 81

Zoning Zone 90

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Listing information last updated on May 7th, 2025 at 2:02am MDT