



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**4803 Mitchell Dr
Drayton Valley, Alberta**

MLS # A2304107



\$369,000

Division: Drayton Valley

Lot Size: 38.68 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: R-ACG

Water: -

Sewer: -

Utilities: -

This exceptional 38.68-acre property represents one of the most unique real estate opportunities in Drayton Valley — a sprawling acreage sitting entirely within town limits, zoned Residential Acreage District (R-ACG). Whether you're envisioning a private dream estate, a hobby farm, or a longer-term development play, this property delivers options that are exceptionally rare in today's market. Currently operating as farmland, the property strikes an ideal balance between open, usable space and pockets of mature trees that provide natural privacy and character. A gravel road already runs through the property, offering practical access throughout. The sheer size — nearly 39 acres inside municipal boundaries — makes this one of the largest residential lots available within Drayton Valley's town limits. Despite its sense of seclusion, this property is anything but remote. Town amenities, shops, and services are close at hand, and utilities are readily accessible nearby. You get the breathing room of acreage living without sacrificing the conveniences of urban proximity — a combination that is increasingly hard to find. Zoned Residential Acreage (R-ACG), the district is designed to support low-density development on acreage lots, and the zoning framework offers a broad range of permitted and discretionary uses. Permitted uses include single detached dwellings, manufactured and modular homes, accessory buildings, agriculture, and home-based businesses. Discretionary uses — available with municipal approval — open the door to bed and breakfast operations, care facilities, artisan shops, kennels, and more, giving future owners meaningful flexibility to shape the property around their vision. Opportunities like this don't come along often. A nearly 39-acre parcel inside town limits, with existing road access, mixed terrain, agricultural heritage, and flexible acreage zoning is a genuine blank canvas. Whether your goal is to build your forever home surrounded by open skies and trees, or to position yourself for future residential development as Drayton Valley grows, this is a property worth serious consideration.