



## 4009 & 4011 41 B Avenue Drayton Valley AB

\$157,800

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 you'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\*

Listing Presented By:



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