

## **\$309,000 - 4517 44 Avenue, Drayton Valley**

MLS® #E4422701

**\$309,000**

5 Bedroom, 2.50 Bathroom, 1,159 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Location!! Walking distance to four schools, shopping and parks. This solid home has everything a growing family needs. A heated double car garage, RV parking, brick patio and fire pit and good sized back yard with perennial flowers along the house complete the outside. Inside on the main floor you'll find 3 bedrooms, a 4 pc main bath and 2 pc ensuite, functional kitchen and dining room and a bright welcoming living room. At the back door you will find main floor laundry! So handy. Downstairs a very spacious utility room with ample storage allowing your extras to be tucked away neat and tidy. A good sized rec room here currently used as a gym. Two more bedrooms and a 3 pc bathroom round out the basement! Newer roof on both house and garage. Completely fenced. Downstairs you'll find a spot for a woodstove should you choose to add one back to the home.

Built in 1973

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4422701  |
| Price      | \$309,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,159                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4517 44 Avenue |
| Area        | Drayton Valley |
| Subdivision | Drayton Valley |
| City        | Drayton Valley |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7A 1G7        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Off Street Parking, Fire Pit       |
| Parking   | Double Garage Detached, RV Parking |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Metal, Stucco                                     |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Fiberglass   |
| Construction      | Wood, Brick, Metal, Stucco                                     |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | February 24th, 2025 |
|-------------|---------------------|

Days on Market 58

Zoning Zone 90

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Listing information last updated on April 23rd, 2025 at 2:17pm MDT