

## \$579,999 - 4220 41b Avenue, Drayton Valley

MLS® #E4416269

**\$579,999**

3 Bedroom, 3.00 Bathroom, 2,297 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Beautifully newly built modern 2300 sq ft two storey home located in the community of Meraw Estates. This home features a triple car garage, main floor hardwood flooring, neutral white paint throughout, large walk through pantry, high end appliances including a wine fridge and a gas stove, 9' ceilings, tons of natural light, high efficiency furnace & hot water tank and much much more! Upon entering the main floor you will notice a den/office, 3 pc bath and a large mudroom area that also leads to the walk through pantry. The open concept living area consists of a large bright kitchen w/island, dining room and living room with an electric fireplace. Upstairs there is a large primary bedroom with two closets and a 5 piece bath, two more generously sized bedrooms, laundry room, 4 pce bath and large bonus room area. The basement is unfinished and awaits your personal touches if you wanted to expand your living area. Outside there are two decks, a side door entrance and a landscaped front yard.

Built in 2024

### Essential Information

MLS® # E4416269

Price \$579,999

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,297                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4220 41b Avenue |
| Area        | Drayton Valley  |
| Subdivision | Drayton Valley  |
| City        | Drayton Valley  |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T7A 1G3         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking   | Triple Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert, Remote Control  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Golf Nearby, No Back Lane, Partially Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 17th, 2024 |
| Days on Market | 123                 |
| Zoning         | Zone 90             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 6:17am MDT