

\$369,900 - 4321 44 Avenue, Drayton Valley

MLS® #E4420863

\$369,900

4 Bedroom, 3.00 Bathroom, 1,274 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This 1,260 sq. ft. custom bi-level in Drayton Valley, AB is ideally located near schools, parks, shopping, and the hospital. Designed for functionality, it features warm, neutral tones throughout. The kitchen showcases stainless steel appliances, and dark cabinetry. The main bathroom has been upgraded with a tiled tub surround. The primary bedroom includes a walk-in closet and 3-piece ensuite, accompanied by two additional bedrooms on the main floor. Downstairs, the fully finished lower level offers a spacious family room with a gas fireplace, a fourth bedroom, and a full bathroom. The attached 21'x24' garage provides direct access to the lower level. Outside, enjoy a south-facing deck with low-maintenance finishes, a concrete patio, a fenced yard, enclosed storage under the deck, and double gates at the back alley for optional RV parking. This is a great family home with lots of room for a growing family in a great neighborhood.

Built in 1990

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4420863 |
| Price | \$369,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |



| | |
|----------------|------------------------|
| Full Baths | 3 |
| Square Footage | 1,274 |
| Acres | 0.00 |
| Year Built | 1990 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 4321 44 Avenue |
| Area | Drayton Valley |
| Subdivision | Drayton Valley |
| City | Drayton Valley |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7A 1G2 |

Amenities

| | |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Deck, Fire Pit, No Smoking Home, R.V. Storage |
| Parking | Double Garage Attached, Parking Pad Cement/Paved |

Interior

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

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Back Lane, Fenced, Playground Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |

Foundation Concrete Perimeter

School Information

Elementary St. Anthony's, Evergreen
Middle Powerhouse Campus
High Frank Maddock High School

Additional Information

Date Listed February 7th, 2025
Days on Market 72
Zoning Zone 90

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