

## \$309,900 - 4407 47 Street, Drayton Valley

MLS® #E4430573

**\$309,900**

4 Bedroom, 2.00 Bathroom, 1,122 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This beautifully updated 4 bedroom, 2 bathroom bi-level is perfectly positioned on a corner lot across from Evergreen School (K-4). Featuring a BRAND NEW high-efficiency furnace & extensive renovations completed in 2021, this home features new vinyl siding, a large picture window, vinyl plank flooring throughout, modern kitchen cabinetry, upgraded countertops & appliances, refreshed bathrooms, new doors, shingles, roof vents & a garage front makeover! The main floor offers an open-concept living space filled with natural light, while the fully finished basement with separate entry points adds versatility. Outside, enjoy a private patio, detached double garage & excellent curb appeal. Where style meets substance and location meets lifestyle-- this home is the perfect blend of elevated design, quality upgrades, and everyday functionality. Truly move-in ready!

Built in 1970

### Essential Information

MLS® #	E4430573
Price	\$309,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,122



Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4407 47 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1G8

### Amenities

Amenities	On Street Parking, Vinyl Windows
Parking	Double Garage Detached, Parking Pad Cement/Paved

### Interior

Appliances	Dishwasher - Energy Star, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Fruit Trees/Shrubs, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Evergreen Elementary
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### Additional Information

Date Listed April 11th, 2025

Days on Market 4

Zoning Zone 90

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