

## **\$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
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Days on Market 65

Zoning Zone 90

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