

## \$319,900 - 4020 41b Avenue, Drayton Valley

MLS® #E4431489

**\$319,900**

3 Bedroom, 2.50 Bathroom, 1,405 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Beautiful 2-storey duplex located in the sought-after Meraw Estates, a newer subdivision known for its peaceful surroundings and family-friendly atmosphere. Built in 2014, this 1,400 +/- sq ft home offers 3 spacious bedrooms & 2.5 bathrooms. Offering many features including: A cozy living room with a stone gas fireplace – perfect for relaxing evenings Open-concept kitchen & dining area with plenty of natural light, a large walk in pantry, pot lighting & a very modern decor with gorgeous subway tile as a backsplash too. Private fenced yard – ideal for pets, kids, and summer BBQs, & a 22' x 19' garage with ample storage. Walking paths & scenic pond are just steps from your home! In the living room a gorgeous stone faced gas fireplace is a focal point, & in the spacious kitchen a large island/eating bar w/plenty of cupboard & countertop space. The basement is open and ready for you to put your personal stamp on this home. Interior pictures coming soon.

Built in 2014

### Essential Information

MLS® # E4431489

Price \$319,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,405
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4020 41b Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0B5

### Amenities

Amenities	Deck, Vinyl Windows, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 16th, 2025
Days on Market	14
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 30th, 2025 at 12:32pm MDT