

## \$369,900 - 5061 44 Street, Drayton Valley

MLS® #E4436206

**\$369,900**

4 Bedroom, 2.50 Bathroom, 1,057 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This wonderful property shows a "10" and is ready for you to move right in (and quick possession too!). This home offers over 2113 sq ft living space with 5 BR's and 2.5 baths and it's nestled on a quiet mature residential street. There is in-floor heating in the 24'x20' garage for those chilly days and central AC to cool you off on those hot summer nights! There are French doors that lead out onto the large 21'x11' deck with storage underneath and a cement pad to park any size RV. There have been a few updates made over the years such as shingles, furnace, HWT, carpets, doors, etc. The kitchen has ample oak cabinets, a nice peninsula and downstairs there is a second set of oak cabinets which could be used as a wet bar area or possibly a second kitchen. The landscaping has been done very nicely and easy to maintain. This home shows the pride of ownership and has been maintained very well.

Built in 1991

### Essential Information

MLS® #	E4436206
Price	\$369,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,057
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	5061 44 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1B7

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows
Parking	Double Garage Detached, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	36
Zoning	Zone 90

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Listing information last updated on June 18th, 2025 at 10:48am MDT