

\$599,000 - 3905 44a Avenue, Drayton Valley

MLS® #E4454600

\$599,000

4 Bedroom, 2.50 Bathroom, 2,569 sqft
Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Welcome to this beautiful two-storey home in family friendly Aspenview! Nestled against mature trees, it offers a private, peaceful, acreage like feel! Inside, discover a spacious, well designed layout where the heart of the home is a large kitchen with rich black granite countertops, ample cabinetry& plenty of room for cooking and entertaining! A separate formal dining area adds elegance and versatility OR use it as a bright, sophisticated home office. Upstairs features a bonus room, large bath, and 3 bedrooms including a serene primary suite with luxurious ensuite and views of the surrounding greenery. The mostly finished basement is plumbed for a wet bar or secondary kitchen, offering great potential. Outside, enjoy the beautiful deck, large fenced yard, RV parking, and a spacious shed. This rare find blends the charm of a private setting with the convenience of in town living. Donâ€™t miss your chance to make it HOME!

Built in 2006

Essential Information

MLS® #	E4454600
Price	\$599,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,569
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3905 44a Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1V9

Amenities

Amenities	Closet Organizers, Deck, Exterior Walls- 2"x6", Front Porch
Parking	Double Garage Attached, RV Parking

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, No Back Lane, Schools, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 24th, 2025
Days on Market	10
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 September 3rd, 2025 at 7:02pm MDT