

\$205,000 - 5415 45 Avenue, Drayton Valley

MLS® #E4461042

\$205,000

3 Bedroom, 1.50 Bathroom, 1,029 sqft
Condo / Townhouse on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This 3-bedroom, 1.5-bath townhouse in Hillcrest Village offers comfortable, low-maintenance living in a great location close to schools, shopping, walking paths, the Team Auctions Centre (Omniplex), and the new Aquatic Centre. The main floor features a 1/2 bath, kitchen, and bright living area with patio doors that open onto a private deck overlooking a mature green space. Upstairs, you'll find three well-sized bedrooms and a newly renovated 4-pc bathroom. The basement is partially finished, giving you flexible space for a family room, play area, or extra storage. The home also includes an attached single carport and comes fully furnished, ready for immediate move-in or rental. Condo fees of \$200/month cover exterior maintenance, landscaping, snow removal, and common area insurance. A solid and convenient option in a friendly, well-established neighborhood.

Built in 1978

Essential Information

MLS® #	E4461042
Price	\$205,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,029
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	5415 45 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1K6

Amenities

Amenities	Off Street Parking, Deck, Parking-Plug-Ins, See Remarks
Parking	Single Carport, See Remarks

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, Not Fenced, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 6th, 2025
Days on Market 18
Zoning Zone 90
Condo Fee \$200



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