

\$369,900 - 4321 44 Avenue, Drayton Valley

MLS® #E4420863

\$369,900

4 Bedroom, 3.00 Bathroom, 1,274 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This 1,260 sq. ft. custom bi-level in Drayton Valley, AB is ideally located near schools, parks, shopping, and the hospital. Designed for functionality, it features warm, neutral tones throughout. The kitchen showcases stainless steel appliances, and dark cabinetry. The main bathroom has been upgraded with a tiled tub surround. The primary bedroom includes a walk-in closet and 3-piece ensuite, accompanied by two additional bedrooms on the main floor. Downstairs, the fully finished lower level offers a spacious family room with a gas fireplace, a fourth bedroom, and a full bathroom. The attached 21'x24' garage provides direct access to the lower level. Outside, enjoy a south-facing deck with low-maintenance finishes, a concrete patio, a fenced yard, enclosed storage under the deck, and double gates at the back alley for optional RV parking. This is a great family home with lots of room for a growing family in a great neighborhood.

Built in 1990

Essential Information

MLS® #	E4420863
Price	\$369,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,274
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	4321 44 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1G2

Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Fire Pit, No Smoking Home, R.V. Storage
Parking	Double Garage Attached, Parking Pad Cement/Paved

Interior

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

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation Concrete Perimeter

School Information

Elementary St. Anthony's, Evergreen
Middle Powerhouse Campus
High Frank Maddock High School

Additional Information

Date Listed February 7th, 2025
Days on Market 74
Zoning Zone 90

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Listing information last updated on April 22nd, 2025 at 7:02pm MDT