

## \$448,900 - 4113 46 Avenue, Drayton Valley

MLS® #E4430751

**\$448,900**

6 Bedroom, 3.00 Bathroom, 1,763 sqft

Single Family on 0.00 Acres

None, Drayton Valley, AB

Welcome to this big beautiful bungalow at 4113 46th Ave! This property packs a punch with over 3200 ft.Â² of living space. On the main floor, you will find a massive living room, designated formal dining room, a light & bright kitchen w/ large pantry, SS appliances and breakfast nook. You will also find a large primary suite with 5-pc. en-suite & walk-in closet as well as another 4-pc main floor bathroom, and two other secondary bedrooms. The main floor feels grand with its tall ceilings, large columns, and hardwood throughout. In the basement, you will really feel the square footage with a massive family room, a 3-pc bathroom and two large bedrooms, one with a walk-in closet. There is a third bedroom that leads into the laundry room that could be used as a legal bedroom or as a flex space for work out equipment, additional storage, etc. property is situated in a quiet, large, cul-de-sac and backs onto a large field space behind the brand new elementary/junior high school. Do Not skip seeing this home!

Built in 1995

### Essential Information

MLS® # E4430751

Price \$448,900

Bedrooms 6



Bathrooms	3.00
Full Baths	3
Square Footage	1,763
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4113 46 Avenue
Area	Drayton Valley
Subdivision	None
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1E8

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, No Back Lane, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 14th, 2025

Days on Market                6

Zoning                            Zone 90

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