

## \$525,000 - 5521 39 Street, Drayton Valley

MLS® #E4433086

**\$525,000**

5 Bedroom, 4.50 Bathroom, 2,786 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

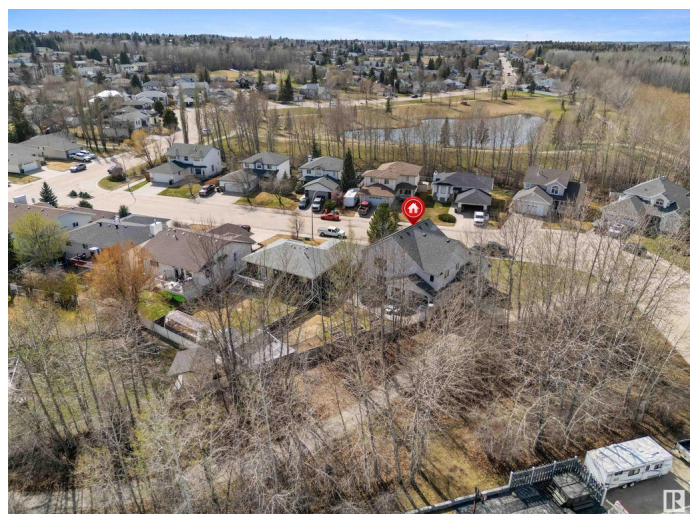
This custom 2-storey beauty is packed with features youâ€™ll love â€“ starting with an efficient Solar panel System that slashes your power bills. Feel at home with stylish updates throughout, including a showstopper kitchen w/ large pantry that opens right into the living room, complete w/ stunning 9' coffered ceilings & gas fireplace. The main floor hosts a welcoming entryway, a huge bedroom w/ ensuite, & a sleek half bath for guests. Head upstairs to find a spacious primary suite youâ€™ll never want to leave, featuring a spa-style ensuite with dual-head shower, relaxing air tub, & double sinks. Plus, thereâ€™s a bright family room, 2 more spacious bedrooms w/ 5-pc a Jack & Jill bathroom, & upstairs laundry. Need more space? How about Over 3800sq ft? The fully finished basement offers a massive bedroom, full bathroom, large family room w/ wet bar & secondary access to the heated double attached garage. Outside enjoy the sprinkler system, garden beds and chicken coop. All this in a quiet area close to the pond!

Built in 2003

### Essential Information

MLS® # E4433086

Price \$525,000



Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,786
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5521 39 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1L6

### Amenities

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

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dishwasher-Built-In, Microwave Hood Fan, Storage Shed, Stove-Gas, Vacuum Systems, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Schools

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Aurora Elementary
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**Additional Information**

Date Listed	April 26th, 2025
Days on Market	5
Zoning	Zone 90

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Listing information last updated on May 1st, 2025 at 1:17pm MDT