

## **\$375,000 - 4021 42 Avenue, Drayton Valley**

MLS® #E4436236

**\$375,000**

3 Bedroom, 2.50 Bathroom, 1,512 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Brand New 2-Storey Home in Desirable Meraw Estates courtesy of Valley Ridge Construction! Welcome to your future home! This stunning brand-new 2-storey residence offers over 1,500 sq ft of thoughtfully designed living space in the highly sought-after Meraw Estates community. Surrounded by miles of walking trails, beautiful parks, the tranquil Meraw Estates Pond, & close to schools and shopping, this home offers the perfect blend of lifestyle & convenience. Home Features: 3 spacious bedrooms upstairs, including a 4-piece ensuite a 2nd full bathrooms with quality finishes Stylish kitchen with center island bar – perfect for entertaining Bright front-facing living room with large windows Rear-facing 11x12 deck with sunny southern exposure Unfinished basement with rough-ins for a 4th bathroom – ready for your personal touch 20x20 garage pad in place, with room to expand to a 22x26 garage if desired. Includes 4 kitchen appliances All backed by National New Home Warranty. GST Rebate goes to the Builder

Built in 2025

### **Essential Information**

MLS® # E4436236

Price \$375,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,512
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4021 42 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0B5

### Amenities

Amenities	Deck, Vinyl Windows, See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

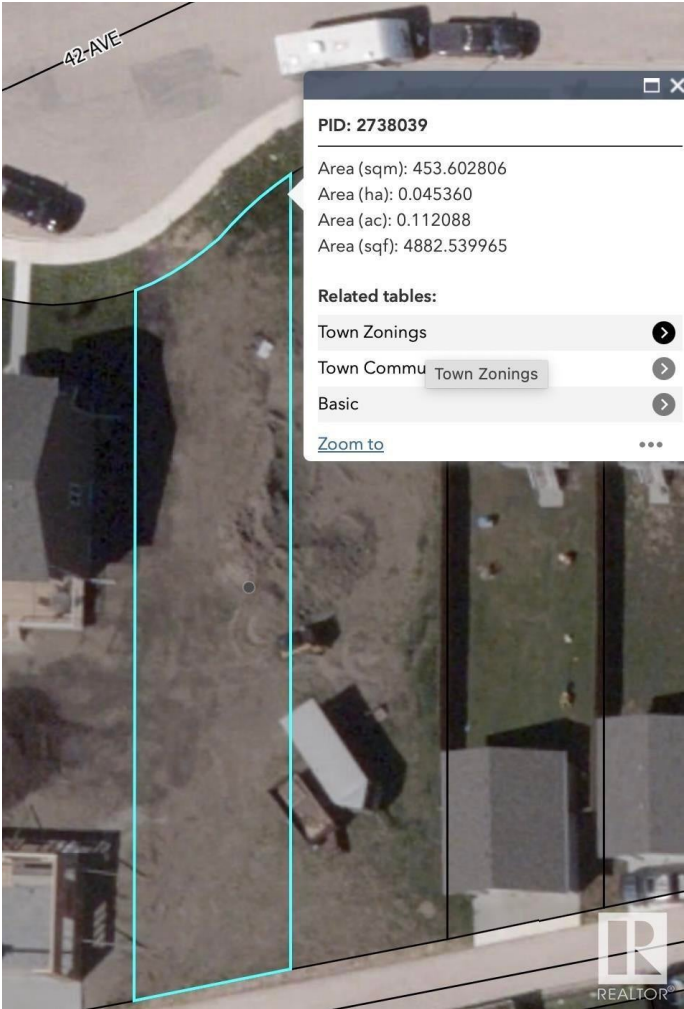
### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Flat Site, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

Additional Information

Date Listed                      May 12th, 2025  
Days on Market                39  
Zoning                              Zone 90



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