

## \$299,000 - 4616 46 Avenue, Drayton Valley

MLS® #E4445597

**\$299,000**

4 Bedroom, 2.00 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This beautifully updated bungalow offers modern comfort and convenience in a fantastic location close to parks and schools. Step into the bright, open-concept main floor featuring vaulted ceilings and a freshly renovated kitchen complete with double ovens, a countertop stove, and quiet-close cabinetry. The living and dining room have also been updated with new paint, flooring, and lighting, giving the home a fresh, modern feel throughout. Both the main floor and basement bathrooms have been tastefully renovated. The fully finished basement has had the flooring removed and is ready for your personal touch, perfect for creating a custom space to suit your lifestyle. Outside, enjoy a double detached garage and a partially fenced yard, ideal for families or anyone who values extra outdoor space. Move-in ready with room to make it your own, donâ€™t miss out!

Built in 1964

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445597  |
| Price          | \$299,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,076     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1964                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4616 46 Avenue |
| Area        | Drayton Valley |
| Subdivision | Drayton Valley |
| City        | Drayton Valley |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7A 1H6        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Double Garage Detached, RV Parking |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Landscaped, Schools, Shopping Nearby, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 1              |

## Zoning

## Zone 90

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Listing information last updated on July 4th, 2025 at 8:02am MDT