

## \$365,000 - 4135 Mackenzie Avenue, Drayton Valley

MLS® #E4446690

**\$365,000**

4 Bedroom, 3.00 Bathroom, 1,860 sqft

Single Family on 0.00 Acres

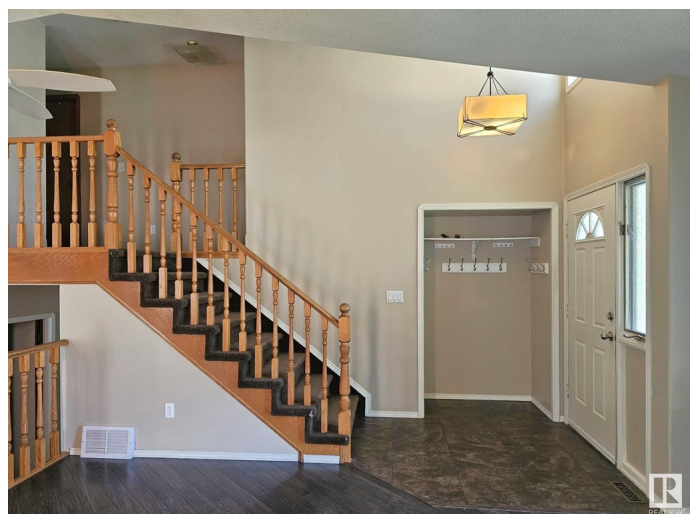
Drayton Valley, Drayton Valley, AB

This spacious 4-level split offers a smart and functional layout with 1,860 sq ft of above-grade space. Built in 1988, the main floor features a large living room filled with natural light and a generous kitchen with ample oak cabinetry—perfect for everyday life and entertaining. Upstairs are three bedrooms, including a roomy primary suite with a 4-piece ensuite, plus a second full bathroom. The lower level includes a cozy family room with a wood-burning fireplace, a fourth bedroom, and a 3-piece bathroom, along with direct access to the double attached garage. The fully finished basement adds extra living space, while a large crawl space offers plenty of storage. Central air conditioning keeps things comfortable year-round, and the fully fenced yard with mature trees provides privacy and shade.

Built in 1988

### Essential Information

MLS® #	E4446690
Price	\$365,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,860
Acres	0.00



Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	4135 Mackenzie Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1A8

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Crawl Space, Deck, Fire Pit, Vaulted Ceiling, Wood Windows, See Remarks
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Fresh Air
Stories	4
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Playground Nearby, Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 9th, 2025  
Days on Market        8  
Zoning                    Zone 90

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Listing information last updated on July 17th, 2025 at 8:17pm MDT