

## \$539,900 - 3900 47 Avenue, Drayton Valley

MLS® #E4446808

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,464 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Executive Home with Walkout Basement & Stunning Views! Gorgeous 1,480 sq ft executive home perfectly positioned backing on a ravine with access to scenic walking trails & a partial view of the river valley. Offering a rare combination of privacy, luxury, & nature, this home is ideal for families or professionals seeking both comfort & style. Step inside to soaring vaulted ceilings in the main living area, anchored by a striking stone-faced wood-burning fireplace—the perfect spot to cozy up & enjoy the view. The chef-inspired kitchen features granite countertops, a large island, SS appliances including double ovens, a walk-in pantry, & convenient deck access for indoor-outdoor entertaining. The main floor offers three spacious bdrms, including a primary suite w/ a 3-pce ensuite. Downstairs, the fully developed walkout basement boasts a bright & spacious family room, a 4th bdrm, plus a 3-piece bath—ideal for guests! Exposed aggregate patio below, & an oversized, fully fenced backyard too!

Built in 2007

### Essential Information

MLS® # E4446808

Price \$539,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,464
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	3900 47 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0A8

### **Amenities**

Amenities	Deck, Exterior Walls- 2"x6", Patio, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
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Exterior Features	Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 8th, 2025
Days on Market	12
Zoning	Zone 90

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Listing information last updated on July 19th, 2025 at 10:47pm MDT