

\$142,900 - 304 4102 50 Avenue, Drayton Valley

MLS® #E4448070

\$142,900

2 Bedroom, 1.00 Bathroom, 909 sqft

Condo / Townhouse on 0.00 Acres

Drayton Valley, Drayton Valley, AB

TOP FLOOR condo with TWO parking stalls in beautiful Rivers Condominium. This 2 bedroom, 1 bath condo constructed in 2007 shows wonderfully. The open concept in this stylish condo is, in our opinion, the best floorplan in the building. The main living area features 4 stainless steel appliances, a large eating bar overlooking the updated kitchen, including updated lighting, contemporary countertops with Granite sink, & an updated back splash too! Plenty of cupboard space also in the gorgeous kitchen area. The living area shines (literally!) with plenty of natural lighting, as well as a gas fireplace to cozy up to on those cold winter nights. A large Primary bedroom as well as a nice size 2nd bedroom are situated away from the main living space for your privacy. A spacious balcony just off the dining room is a great feature with a southern exposure for maximum sunlight all year! The central air & in suite laundry are also great features! Great location close to all amenities. Incredible value on this unit.

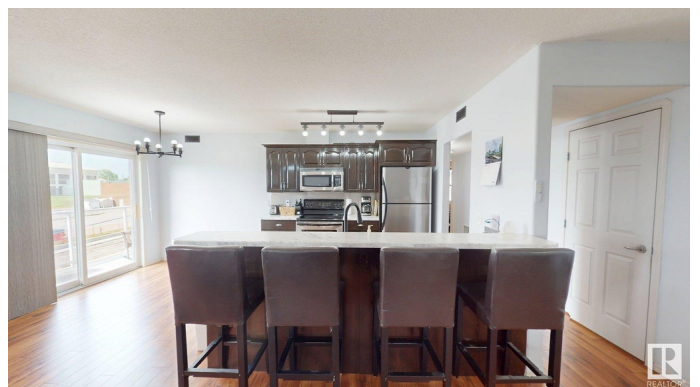
Built in 2007

Essential Information

MLS® # E4448070

Price \$142,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	909
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	304 4102 50 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0A3

Amenities

Amenities	Air Conditioner, Deck, Exterior Walls- 2"x6", Parking-Extra, Security Door, Vinyl Windows, See Remarks
Parking	2 Outdoor Stalls

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, View City

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Grade Beam

Additional Information

Date Listed	July 16th, 2025
Days on Market	103
Zoning	Zone 90
Condo Fee	\$609

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Listing information last updated on October 27th, 2025 at 12:47am MDT