

## \$395,000 - 4717 44 Street, Drayton Valley

MLS® #E4448762

**\$395,000**

5 Bedroom, 2.00 Bathroom, 1,050 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Stunning 5 bedroom home accross from green space is move in ready! Step inside this beautifully appointed bungalow, where every detail has been thoughtfully curated for elegant living. Throughout the main living areas you will find luxury vinyl plank flooring for effortless maintenance and durabillity, both upstairs and down. Gleaming, granite counters and marble tile, flooring in the kitchen have a quality effect. Double wall ovens, pantry, built in dishwasher, refrigerator with ice & water dispenser, garburator, counter top stove, mircowave, second sink & a seperate beverage cooler finish off the kitchen ammenities. Retreat to the primary bedroom with 10 ft walk in closet & barn door accent! There is a second bedroom on the main floor that shares a full bathroom and the basement is finished with flexible spaces. The yard is easy to maintain, fenced, and has a fire pit area & R.V. parking. The single car garage has an attached carport, doubling your cover or giving you a flexible space for projects.

Built in 1965

### Essential Information

MLS® # E4448762

Price \$395,000

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4717 44 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1H1

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, Low Flw/Dual Flush Toilet, R.V. Storage, Vinyl Windows
Parking Spaces	2
Parking	Single Carport, Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Wine/Beverage Cooler, Oven Built-In-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Evergreen
Middle	Powerhouse
High	Frank Maddock

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	12
Zoning	Zone 90

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