

## \$134,900 - 5408 47 Avenue, Drayton Valley

MLS® #E4450753

**\$134,900**

2 Bedroom, 2.00 Bathroom, 1,147 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This adorable and affordable property is located on its OWN LOT! Entering the home you are greeted by a large addition that creates an incredible entranceway leading you into the 2 bedroom and 2 bathroom home. The two bedrooms are spacious in size and the primary conveniently has a 3 piece ensuite. The living room is roomy, open and bright. In the kitchen you will be wowed by the updated appliances and the amount of counterspace including the breakfast bar. The lovely deck is ready for you to sit back and relax with a cup of coffee or enjoy grilling a nice steak on your BBQ. Metal roof, paint, flooring, you name it there are so many noticeable updates, even a brand new hot water tank. You will appreciate the recent upgrades and renovations as the entire home feels so modern! This property is located close to all major amenities and is move in ready.

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450753  |
| Price          | \$134,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,147     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1980                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5408 47 Avenue |
| Area        | Drayton Valley |
| Subdivision | Drayton Valley |
| City        | Drayton Valley |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7A 1K7        |

### Amenities

|           |                         |
|-----------|-------------------------|
| Amenities | Parking-Extra           |
| Parking   | Front/Rear Drive Access |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                        |
| Stories           | 1                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | None, No Basement                                                                |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Vinyl                            |
| Exterior Features | Back Lane, Flat Site, Landscaped |
| Roof              | Metal                            |
| Construction      | Vinyl                            |
| Foundation        | Block                            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 1                |

Zoning

Zone 90

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Listing information last updated on August 2nd, 2025 at 8:47am MDT