

## \$214,000 - 4804 47 Avenue, Drayton Valley

MLS® #E4452416

**\$214,000**

2 Bedroom, 1.50 Bathroom, 1,259 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Quirky nooks and built ins make this character home stand out. It has nice curb appeal which includes a deck that wraps around 2 sides, mature trees, privacy shrubs and a basket ball hoop. Sour cherry & apple trees are in the back yard by the 2 storage sheds for a taste of home. There is alley access and a parking spot right by the side door. Inside, you find a gas stove, refrigerator, hood fan & built in dishwasher in the kitchen. The living/dining room adjoins the kitchen and a main floor bedroom is off the main living area. A full bathroom and seperate laundry are down the hall near the stairs to the upper level and an added on, sunken family room with wood burning heater, will be the place to gather for family events. Upstairs you find a large attic bedroom with two piece bathroom and closet space. Three blocks to downtown, two blocks to the closest elementary school and 1 block to a beautiful and private neighbourhood playground. This charming home has good bones with a great location!

Built in 1960

### Essential Information

MLS® #	E4452416
Price	\$214,000
Bedrooms	2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,259
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	4804 47 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1J1

### Amenities

Amenities	Crawl Space, Deck, Hot Water Natural Gas, Wood Windows
Parking	Parking Pad Cement/Paved, Rear Drive Access, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Gas, Washer
Heating	Forced Air-1, Wood Stove, Natural Gas, Wood
Fireplace	Yes
Fireplaces	Freestanding, Woodstove
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fruit Trees/Shrubs, Not Fenced, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Block, Grade Beam

**School Information**

Elementary	Evergreen
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**Additional Information**

Date Listed	August 10th, 2025
Days on Market	6
Zoning	Zone 90

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