

\$418,500 - 4148 41a Avenue, Drayton Valley

MLS® #E4455801

\$418,500

4 Bedroom, 2.00 Bathroom, 1,107 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Welcome to your ideal starter home or smart upgrade! This fully finished bi-level offers the full package: a walk-up basement, double finished garage, and a layout that's as functional as it is inviting. Upstairs features vaulted ceilings, laminate flooring, and an open-concept design perfect for both daily life and weekend hosting. Kitchen, dining & living areas flow effortlessly, while the dining room opens to a spacious deck with a clear view of the Powerhouse Campus. Fire up the BBQ (natural gas hookup available) and enjoy those peaceful evenings in style. The primary bedroom includes a large walk-in closet, and the roomy front entryway has space for the whole family to kick off their boots without a traffic jam. Downstairs, the bright walk-up basement features two more bedrooms—one with a walk-in closet—a cozy family room with in-floor heating, 9'™ ceilings, and a dry bar with a fridge that's ready for movie nights, game days, or impromptu happy hours. Thoughtfully fenced for family and furry friends.

Built in 2009

Essential Information

MLS® # E4455801

Price \$418,500



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,107
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	4148 41a Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0B4

Amenities

Amenities	Ceiling 9 ft., Crawl Space, Deck, Dog Run-Fenced In, Fire Pit, Hot Water Instant, No Animal Home, No Smoking Home, Walk-up Basement, 9 ft. Basement Ceiling
Parking	Double Garage Detached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Cross Fenced, Flat Site, Low Maintenance Landscape, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 2nd, 2025
Days on Market	71
Zoning	Zone 90



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