

\$185,000 - 202 4002 47 Street, Drayton Valley

MLS® #E4433145

\$185,000

2 Bedroom, 1.50 Bathroom, 772 sqft

Condo / Townhouse on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Welcome to this spacious second floor, 2-bedroom condo offering an east-facing oversized balcony complete with two outdoor storage units. Thoughtfully constructed in 2016, this unit features triple-glazed, argon-filled windows, vinyl plank flooring, soft-close cabinetry, stainless kitchen appliances solid core interior doors, a water line to the fridge, garburator, gas barbecue hookup, and a Duradek deck finish for lasting quality. Designed with comfort and durability in mind, the building boasts 8" concrete hollow-core floors and steel stud construction between levels, providing superior noise reduction. Enjoy the convenience of heated, drive-in underground parking, accommodating larger vehicles such as trucks with ease. Residents also have access to excellent amenities, including a fully equipped exercise room and a common social room—perfect for hosting special events and gatherings. With elevator access and a minimum age requirement of 55+ for at least one spouse. Affordable, maintenance-free living!

Built in 2016

Essential Information

MLS® # E4433145

Price \$185,000



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	772
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	202 4002 47 Street
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0A2

Amenities

Amenities	Carbon Monoxide Detectors, Deck, Exercise Room, No Animal Home, No Smoking Home, Recreation Room/Centre, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Heated, Parkade, Stall

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Steel, Vinyl
Exterior Features	Landscaped, Level Land, Shopping Nearby
Roof	Asphalt Shingles
Construction	Steel, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 27th, 2025
Days on Market	78
Zoning	Zone 90
Condo Fee	\$252

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