

## \$334,900 - 4019 41b Avenue, Drayton Valley

MLS® #E4433779

**\$334,900**

3 Bedroom, 2.50 Bathroom, 1,458 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

This beautifully maintained duplex in Meraw Estates offers 3 bedrooms, 3 bathrooms, and a finished basementâ€”perfect for comfortable family living. The bright, open-concept main floor features modern finishes and a welcoming layout. Upstairs, youâ€™™ll find all three bedrooms and a spacious bonus room, perfect for a home office.. The large primary bedroom includes a walk-in closet and a private ensuite, offering a peaceful retreat. Step outside to a beautifully landscaped backyard with a large deck with no neighbours behind, providing privacy and space to unwind. With an attached single garage and a great location near schools, playgrounds, and walking paths, this home truly shows pride of ownership.

Built in 2014

### Essential Information

MLS® #	E4433779
Price	\$334,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,458
Acres	0.00



Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4019 41b Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 0B5

### Amenities

Amenities	Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, Vinyl Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, See Remarks

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Level Land, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 30th, 2025
Days on Market	99
Zoning	Zone 90

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